

MEMORANDUM

TO: Members of the Planning Commission
FROM: Roger O. Freytag, Zoning Administrator *ROF*
SUBJECT: An application for an amended Conditional Use Permit for Rouen of Napoleon.
DATE: March 16, 1989
MEETING: March 20, 1989

PC 89-04

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that they approve an amended Conditional Use Permit to allow the expansion of the parking area and the outside storage of automobiles for sale or display in the expanded area.

BACKGROUND

An application has been received from Robert S. DiTommaso on behalf of Rouen Chrysler, Plymouth, Dodge of Napoleon, Inc. for an amended Conditional Use Permit to allow the expansion of the parking area and the outside storage of automobiles for sale or display in the expanded area at the dealership located at 321 East Riverview, Napoleon, Ohio. The application is pursuant to Sections 151.38, 151.43(B)(1) of the City of Napoleon, Ohio, Code of Ordinances. The property is located in the "LB" Local Business District.

The majority of this property is grandfathered out of the current Zoning Code as long as the existing conditions do not expand.

In my opinion this land is treated as having a Conditional Use Permit strictly by use because it has existed for several years. Conditional Use Permit because an automobile dealership would not normally be in an "LB" Local Business District.

The amended Conditional Use Permit was applied for to allow the expansion of the existing parking lot in the area in front of the Southwesterly sales office. The area in front of this sales office had an existing grass island between the parking area and the edge of Riverview Avenue. This island was left over from years ago when the sales office was a gas station. Last fall the curbs, grass island and underground gas tanks were removed. Rouen's intention is to stone and blacktop this area in order to park cars for sale and display.

The City Staff is concerned that this parking be properly approved and that cars be parked for sale in this area to restrict the flow of the traveling public

by forcing them to use the proper ingress and egress drives located at the proper places on the property.

There is also the question of how close cars can be parked to the Riverview Street edge of pavement.

The right-of-way is located at approximately 23' off the edge of pavement. The existing parking of automobiles is allowed within the front yard setback, which is 15', because of the Ohio Revised Code grandfather laws except for the portion being approved tonight. Rouen has asked to be allowed to park their cars at 15' off the curb which would be 8' on to the street right-of-way. Parking on the right-of-way must be approved by the City Council. Rouen is hereby requesting the use of 8' of right-of-way for this purpose. IF approved, this approval will be only for Rouen, Inc. of Napoleon and only as long as it is used for the purpose of display and sale of new automobiles.

The City Staff recommends that cars for sale and display not be allowed to be parked over on the City right-of-way.

ROF:skw

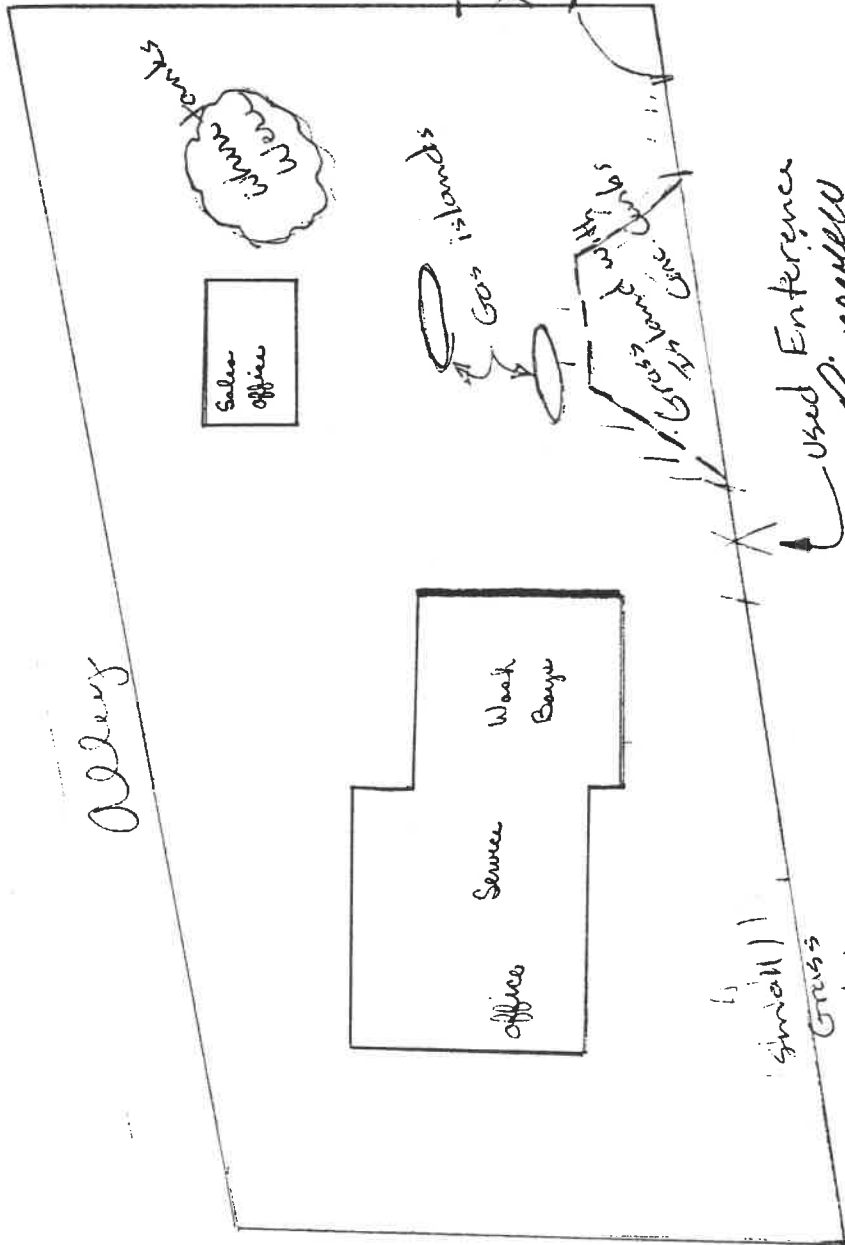


WAYNE

wayne

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used entrance



used Entrance
Riverview

Clinton

STOUT

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