

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Roger O. Freytag, Zoning Administrator **RDF**
SUBJECT: An application for Variance to parking spaces
and green belt requirements to construct a new
supermarket
DATE: 1 June 1989
MEETING: 6 June 1989 at 4:30 PM
MEETING NO.: 89/08

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a Variance for the required parking spaces and the green belt requirements for the proposed development located at 1255 N. Scott Street with the condition that the Southerly green area and the Westerly green area be planted with a suitable screen of Arborvitae to screen the parking area from the neighborhood

BACKGROUND

An application for Variance by Schenkel & Shultz, Fort Wayne, Indiana, on behalf of Napoleon Centre, Inc., Fort Wayne, Indiana, to vary the required parking spaces and the green belt requirements. The Variances shall be to Sections 151.39(A)(2)(6)(7) & 151.49(C)(5)(D)(1) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located at 1255 N. Scott Street in a "PB" Planned Business & "LB" Local Business District.

This Variance request is to change the present parking space requirement of the Planned Business District from one space for each 125 sq.ft. of net floor area to one space required for each 200 sq.ft. of gross floor area.

See attachment No 2 for parking requirements from recognized site planning publications and parking requirements from various areas of the country.

A Special Use permit was granted for this project on 8 May 1989. After reviewing this request, the City staff does recommend in favor of granting this request for the following reasons:

1. The applicant has supplied information for other sites which have worked in other areas in the past.
2. The current zoning code seems to be somewhat strict and has been varied in other districts.
3. The development site layout and parking arrangement seem to be of a reasonable design.

Included in this request is a Variance to the 10' greenbelt requirement on the North property line and to the 20' greenbelt requirement on the South property line at the West end of the parking lot. This design attempts to make the best use of the land available with little waste.

The Board may want to request that the Southerly green area and the Westerly green area be planted with a suitable screen of Arborvitae to help screen the area from the neighbors.

The standards for variation to be considered are as follows:

- a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity of district.
- b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.
- c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- d) That the granting of such a Variance will not alter the land use characteristics of the vicinity of district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.

ATTACHMENT NO. 2

PARKING RATIOS

The publication, SITE PLANNING by Lynch and Hack, states that a parking ratio of four and one half spaces per 1000 sq. ft. is a rule of thumb for most shopping centers; however, some large centers such as regional malls have provided a maximum of five and one half spaces to 1000 sq. ft.¹

Shopping Center parking ratios from the Zoning Ordinance in other cities around the country are as follows:

Fort Wayne, Indiana	1 space/400 sq. ft.
Richardson, TX (Dallas Suburb)	1 space/200 sq. ft.
Mt. Lake Terrace, WA (Seattle)	1 space/200 sq. ft.
Costa Mesa, CA (Los Angeles)	1 space/200 sq. ft.
Columbus, Ohio	1 space/250 sq. ft.

FOOTNOTE

¹Lynch, Hack, Site Planning (3rd Edition),
(Cambridge, Ma, MIT Press, 1984, p. 316.



8 SCHULTZ

640

7

51

DIVISION

36'
728.10'

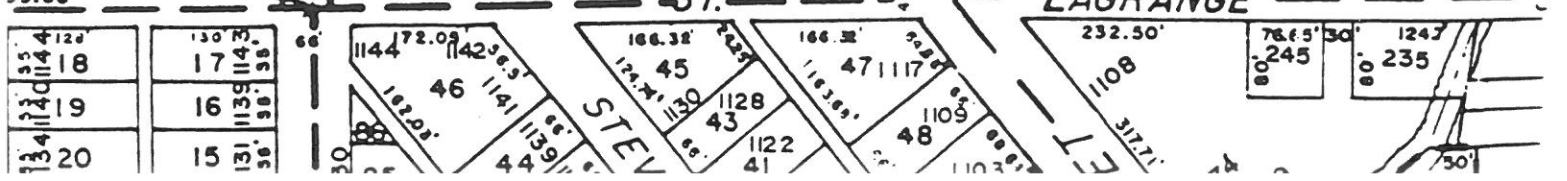
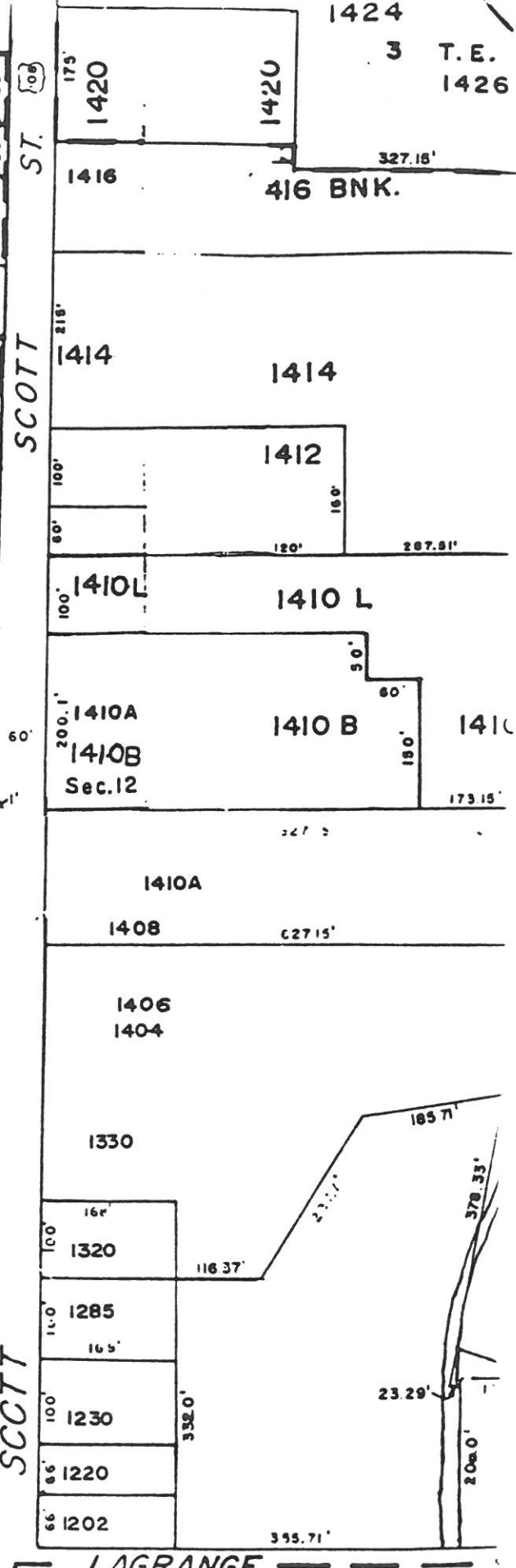
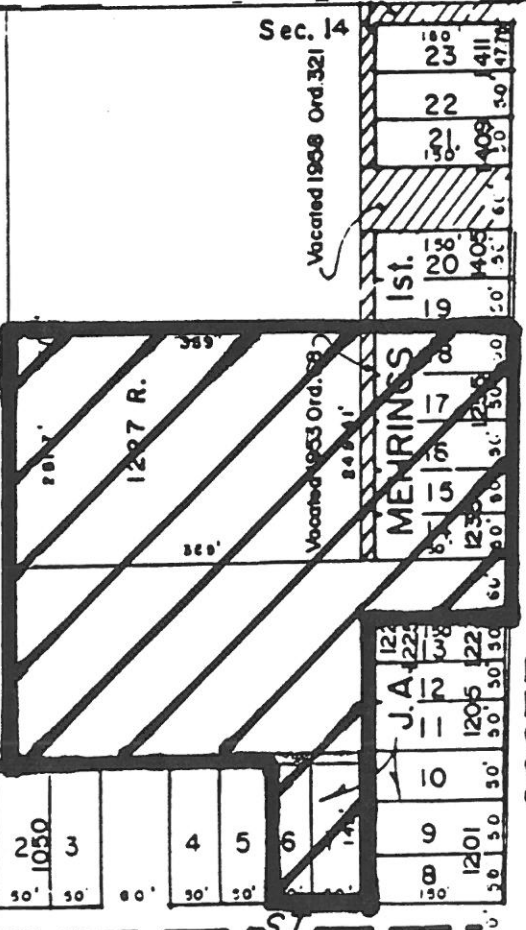
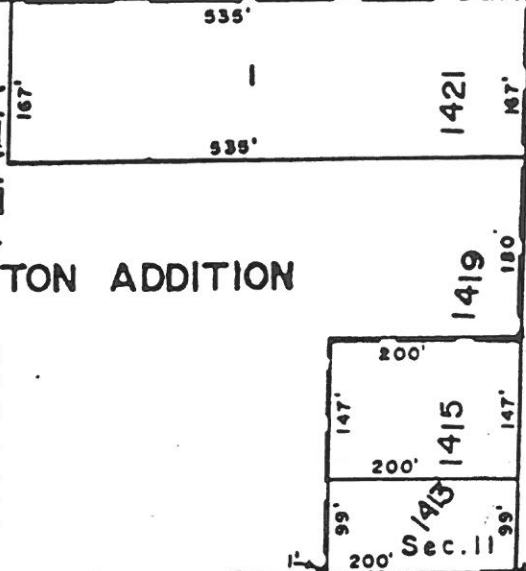
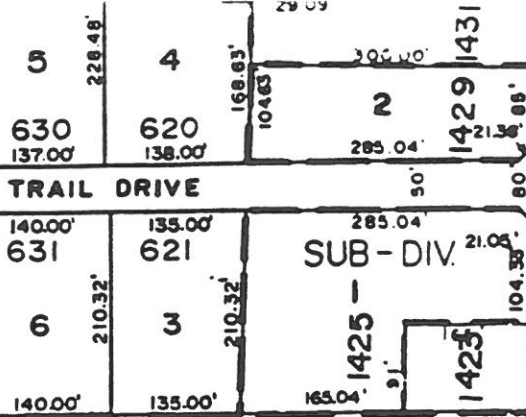
HINDERER, AND PATTON ADDITION

2

1263.10'

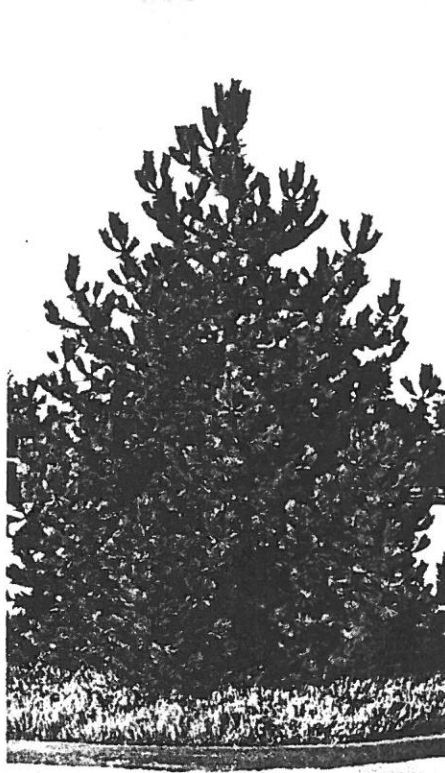
PLAZA

SHOPPING

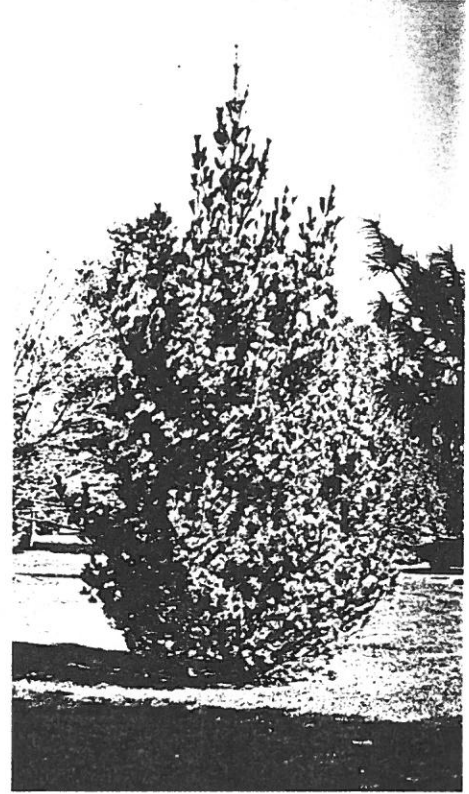




PINE, AUSTRIAN

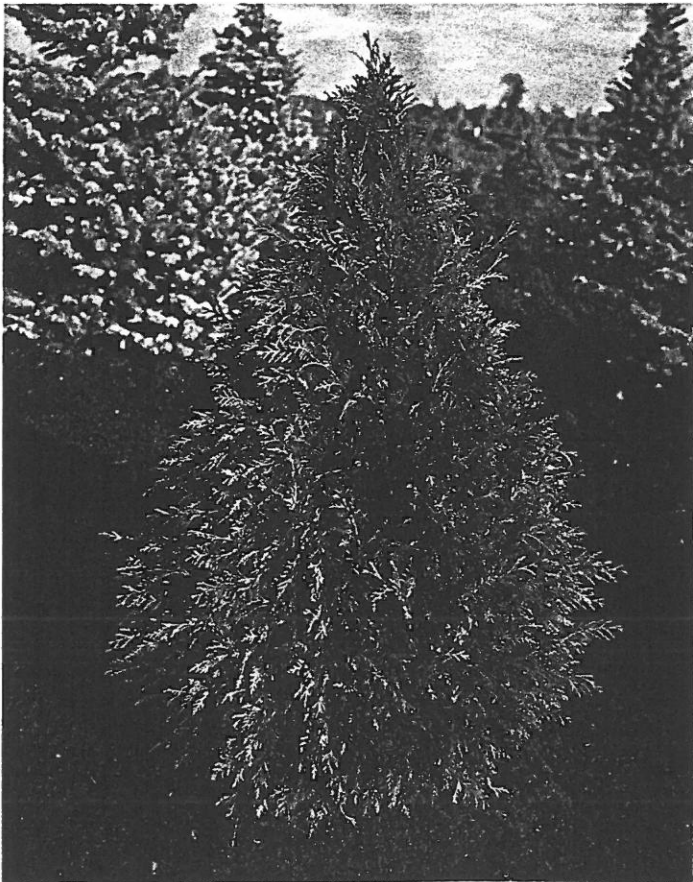


PINE, SCOTCH

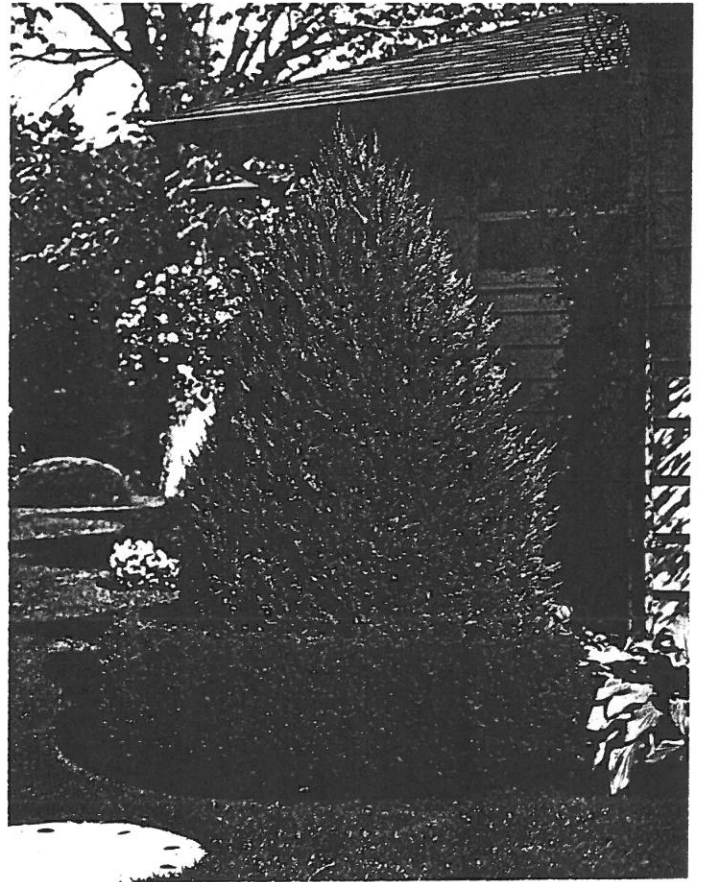


PINE, WHITE

conifer evergreen trees



ARBORVITAE, TECHN Y



JUNIPER, UPRIGHT