MEMORANDUM

TO: Mayor and Members of City Council
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: An application for a Special Use Permit to allow more than one building on a lot and/or more than 3 permitted uses within a building at 1255 Scott St. and written findings of fact
DATE: 12 May 1989
MEETING: 15 May 1989 at 8:00 PM

PC 89-10

RECOMMENDATION

The Planning Commission recommends to the City Council that they approve an application for a Special Use Permit to allow more than one building on a lot and/or more than 3 permitted uses within a building at 1255 Scott St.

BACKGROUND

An application by Schenkel & Shultz, Fort Wayne, Indiana on behalf of Napoleon Centre, Inc. for a Special Use Permit to allow more than one building on a lot and/or more than 3 permitted uses within a building at 1255 Scott St. The application is pursuant to Sections 151.39(A)(3) & 151.44(A)(2)(a) of the City of Napoleon, Ohio Code of Ordinance. The proposed development is located on the site of the existing Chief Supermarket, Scott Street, Napoleon, Ohio and is in a "PB" Planned Business District.

The City staff is in favor of approving this site for this use.

WRITTEN FINDINGS OF FACT

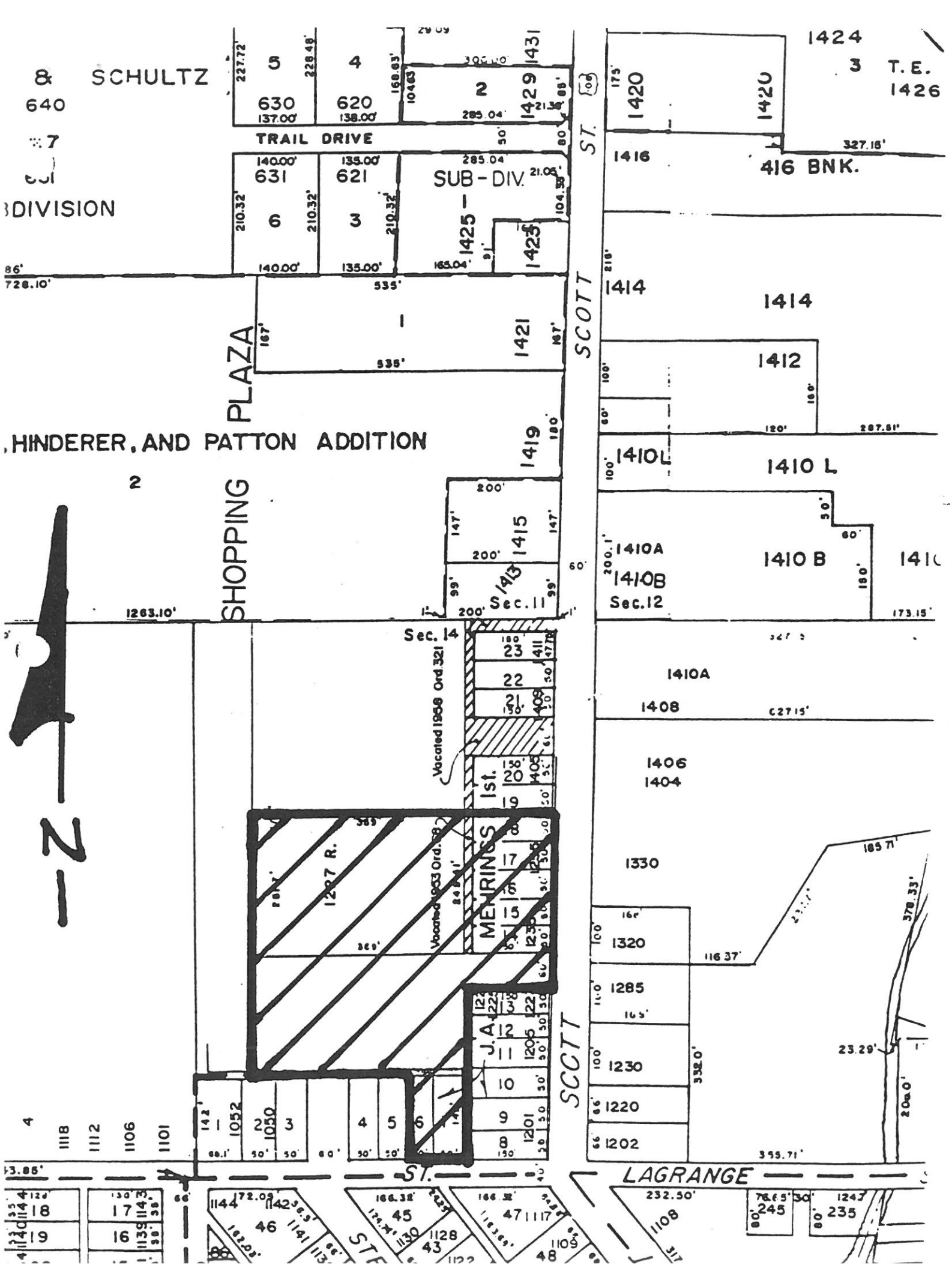
A Planning Commission Meeting was held on this matter on May 8, 1989 at 6:00 P.M. All members voted in favor of this approval and no one was opposed to it.

The final plans for this project are nearly completed, pending the results of this approval. There will be renderings passed out at the Council meeting and the developer will be present for questions.

There has been an application made for a hearing before the Board of Zoning appeals concerning the parking requirements of the code. Although the meeting has not been held yet, in my opinion their request for variance to the parking requirement is not unreasonable.

This request is to determine if an additional building can be built on this property and if it may be used to sell more than one type of merchandise.

The existing building and the proposed building will be two separate buildings. They were built back to back to save space.



& SCHULTZ
640
DIVISION
TRAIL DRIVE
SUB-DIV.
SCOTT ST.
SHOPPING PLAZA
HINDERER, AND PATTON ADDITION
T.E.
1426
416 BNK.
1414
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1410 L
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Sec. 11
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Sec. 14
Vacated 1958 Ord. 321
Vacated 1953 Ord. 58
MENRINGS 1st.
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J.A.
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