

MEMORANDUM

TO: Members of the Planning Commission  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: An application for a Special Use Permit to establish a Crisis Transitional Facility at 1330 N. Scott Street.

HEARING

DATE: October 2nd ,1990 at 4:30 PM

HEARING #: PC 90/18

BACKGROUND

An application by Dorothy A. Dean on behalf of FIRST CALL FOR HELP INC. 1330 N. Scott St. Suite A., Napoleon, Ohio, for a Special Use Permit. To develop a crisis and transitional facility in Napoleon at 1330 N. Scott St. (Unoccupied north half of building). This facility would be designed to provide temporary housing for as many as five unrelated persons. The application is pursuant to Sections 151.44 (A)(1)(g) of the City of Napoleon, Ohio, Code of Ordinances. The proposed facility is in a "PB" Planned Business District.

RESEARCH AND FINDINGS

1. That 1330 N Scott St. is in a "PB" Planned Business District.
2. That the permitted uses in this district will not accommodate this type of facility, except by Special Use proceedings.
3. Section 151.44 Special Uses (A)(1)(g) reads as follows: Hospitals, Nursing Homes, and related health care facilities may be used in this district by Special Use proceedings.
4. Although this does not fit this use perfectly it is acceptable to the City Staff.

The Planning Commission shall make written findings of fact and shall submit same together with its recommendation to the City Council after the close of the hearing on a special use. The Planning Commission's report to the City Council shall indicate the vote of each member present and shall contain a statement of reasons why a member or members did not vote in favor of a recommendation. No special use shall be recommended by the Planning Commission unless the Commission finds that:

- (1) The establishment maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general

welfare of the community.

- (2) The special use will not be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood.
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The above paragraphs shall be addressed and it shall be determined whether or not this Special Use will meet this criteria and explanations as to why it will or will not meet each set of criteria.

- 1). Will this be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the Community ?

ADMINISTRATIVE OPINION: It is my feeling that this type of organization and its monitoring methods should meet the above criteria.

APPLICANT INPUT: In speaking with Dorothy Dean regarding this matter she indicated that they would not accept persons with a history of violent behavior and that they would house only those who wanted help and so volunteer to stay and be helped.

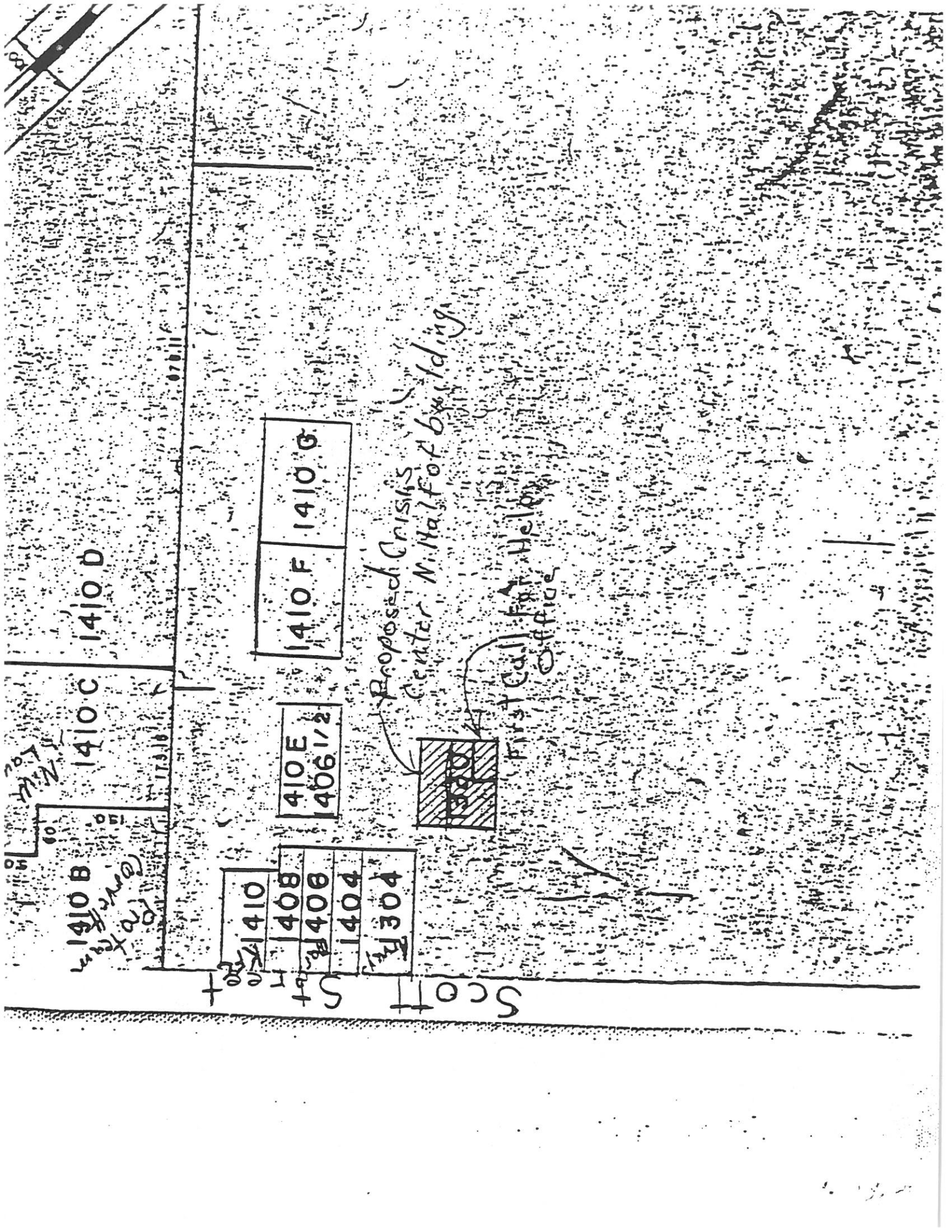
- 2). Will this Special Use be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood ?

ADMINISTRATIVE OPINION: It is my feeling that this type of organization in a "PB" Business District should not affect the surrounding properties and would meet this criteria.

- 3). Will the establishment of this Special Use impede the normal and orderly development and improvement of surrounding property for use permitted in this district ?

ADMINISTRATIVE OPINION: It is my feeling that this type of organization in a "PB" Business District should not affect the surrounding properties and would meet this criteria.

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1410 B

1410 C

1410 D

410 E  
1406 1/2

1410 F 1410 G

410

408

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404

304

Proposed Crisis Center N. Hall For building

First Call For Help Office

Scott

173.16

078.11

60

