

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 1414 N. Scott St. and written findings of fact  
DATE: 21 August 1989  
MEETING: 28 August 1989 at 8:00 PM **PC 89-12**

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 1414 N. Scott St.

BACKGROUND

An application by Kenneth S. Woods for a Special Use permit to demolish a building and construct a new one. This permit also allows more than one building on a lot and/or more than 3 permitted use within one building. 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 former Landmark Inc., 1414 N. Scott Street, Napoleon, Ohio and is in a "PB" Planned Business District.

Kenneth Woods has purchased the former Landmark buildings and is currently renting out different sections of the buildings to business wanting to establish is in the Napoleon area.

He is now to the point of wanting to remove the old tin structure on the West edge of the property and replace it with a new building. The reason for this Special Use request is to approve the construction of this new building and approve the constant change of businesses using several sections of these buildings.

The City staff has reviewed the use of these buildings and is in favor of these uses continuing. There is additional area on the property that would be used for parking if it were needed.

WRITTEN FINDINGS OF FACT

A Planning Commission Meeting was held on this matter on August 14 at 6:00 P.M. All members voted in favor of this approval and no one was opposed to the construction of the new building or the uses that will be made of the existing buildings.

I have been making a review of each business to make certain it is a permitted use in the PB business district. Businesses that do not fit the district will be brought to the Planning Commission for further approval.

After reviewing Mr. Wood's proposed use the Planning Commission recommended in favor of the Special Use for the following reasons:

- (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.
- (4) The exterior architectural appearance and functional plan of the special use premises will not be incompatible with the architectural appearance and functional plan of any structures already in the immediate area, or with the character of the zoning district.
- (5) Adequate utilities, access roads, drainage, water, sewer and other environmental facilities have been or are being provided for the special use project.
- (6) Adequate measures have been or will be taken to provide ingress and egress to the premises so designed as to minimize traffic congestion in the public street.
- (7) The special use shall conform to the applicable regulations of the district in which it is located except as such regulations may in each instance, be modified by the conditions of the special use permit.

N. SCOTT ST. ~ S.R. 108

R/W 1.00' IN  
N-0°44'-E 215.00'  
10' TELE. EASE.  
R/W 1.00' IN

N-89°58'-E 627.15'

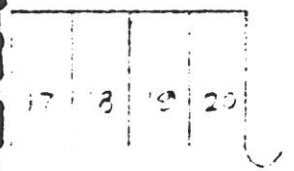
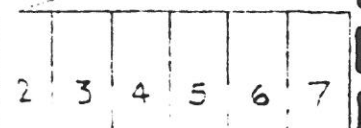
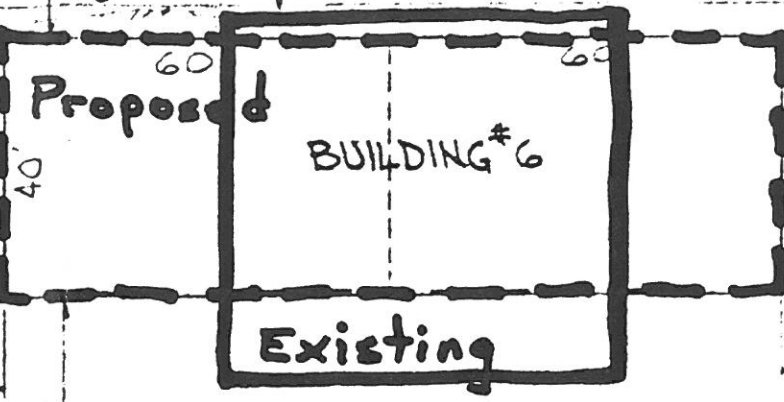
10' REG'D GREEN BELT

35'

LAWN

78'±

15.5'



BUIL

ASPHALT

30'

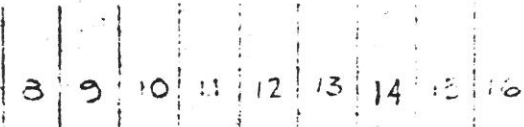
Existing

37'

BUILDING #2

GRAVEL

54'



GRAVEL

BUILDING #1

BUILDING #3

BLDG. #4

LAWN

117'±

ASPHALT

BLDG. #5

ASPHALT

GRAVEL

31'±

16.7'±

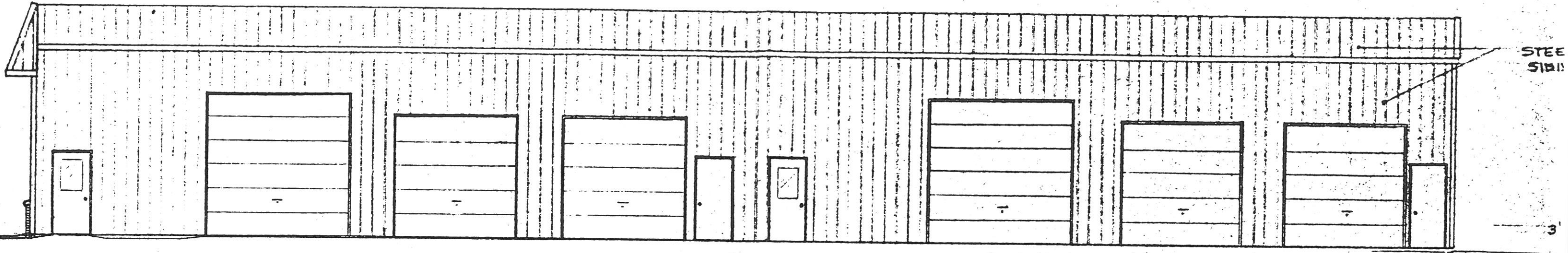
4.299 ACRES

S-89°58'-W 340.00'

UNDEVELOP

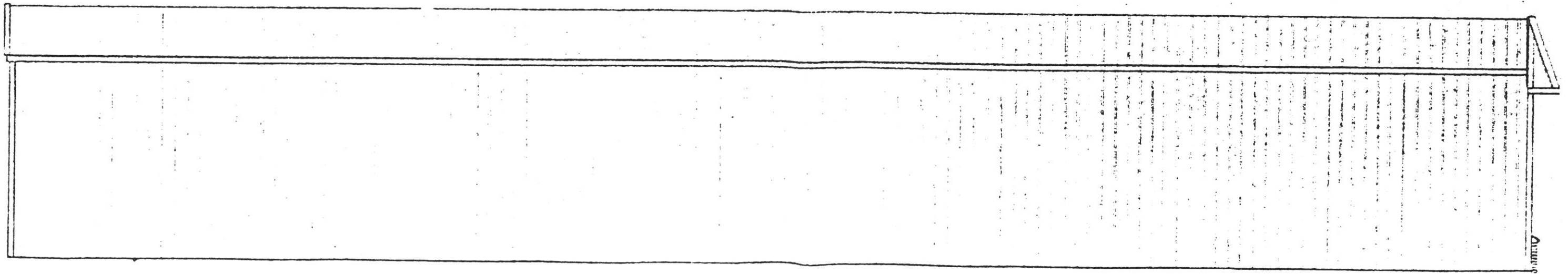
100.00'

N

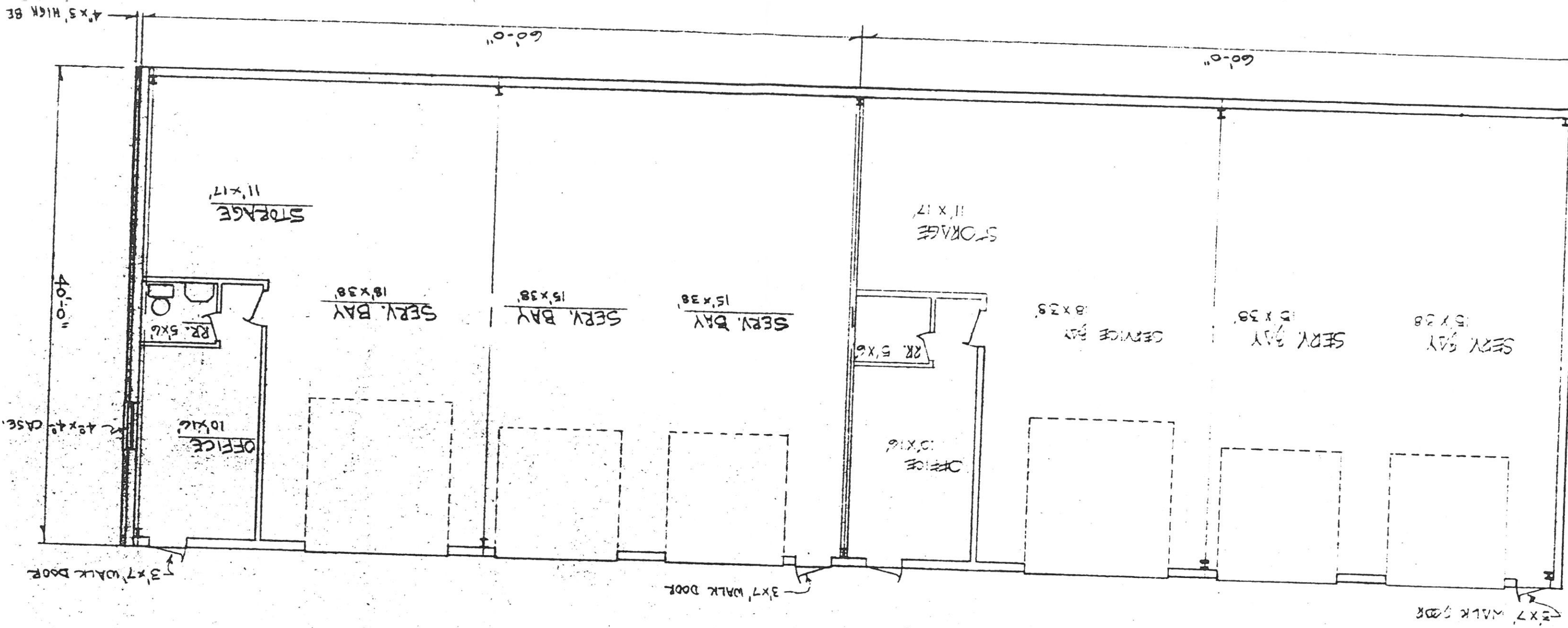


SOUTH ELEVATION

$\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION  
1/8" = 1'-0"



FLOOR PLAN

4' 0" 0"