

MEMORANDUM

PC 88-09

TO: Mayor and Members of City Council
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Request for Conditional Use Permit to allow
fund raising events at 1431 North Scott
Street and written Findings of Fact.
DATE: November 17, 1988
MEETING: November 21, 1988 at 8:00 P.M.

RECOMMENDATION

It is recommended to the City Council by the Planning Commission that a Conditional Use Permit be granted to the Society for the Handicapped, Inc. to allow fund raising events to be held in the building that use to be the Bowling Alley located at 1431 North Scott Street.

BACKGROUND

An application has been received from John H. Hanna on behalf of the Society for the Handicapped, Inc. The Society will be moving their office and services into the building at 1431 North Scott Street. The building is located in an "I-1" Enclosed Industrial District. This District allows for professional offices, but fund raising events would be considered a Conditional Use. When you consider the amount of parking that could be necessary, the Planning Commission and surrounding property owners should be given an opportunity to have their say. Because of the unique use and the character of the business an application has been made for a Conditional Use Permit.

ANSWERS TO QUESTIONS BROUGHT UP AT COUNCIL MEETING

I have attempted to get answers for the questions asked at the Council Meeting.

I have talked to Denny Meyer from Rohrs Realty about the question of the Society for the Handicapped using a portion of the access drive to Napoleon Lumber for parking. He has told me that Napoleon Lumber will be presenting their thoughts about the parking in the form of a letter to the City Council before or on the night of November 21, 1988.

Not knowing the final results of the letter, I have prepared a drawing for your use in an effort to answer your questions more exactly.

In summary of the drawing using the Zoning Code requirements of one parking space being 9' x 20' and a parallel space being 9' x 24' the results are:

1. If there was to be parking only on the #1431 property, there would be 18 spaces available.
2. If the front and side of the building were used allowing for parallel parking along the building there would be 26 spaces.
3. If the lumber yard property was used and the grass removed on the west end, the maximum number would be 43 spaces.

The summary allows for 2 spaces colored in on the drawing for the house.

An estimate of the parking required by Zoning is as follows:

The building is about 130' x 70' or about 127' x 67' or 8,509 sq. ft. (-) 15% for storage etc. = 7,232 sq. ft. + 125 sq. ft./net floor = 58 spaces needed.

During the Planning Commission Meeting the number of people attending the fund raising was discussed. During the October 24, 1988 meeting Mary Walker stated that there could be as many as 100 - 125 people attending and on a low evening as many as 60 - 75 people attending. Can we say an average is 2 persons per car? This would mean 30 - 63 spaces could be needed.

PLANNING COMMISSION WRITTEN FINDINGS OF FACT

The Planning Commission held a Public Hearing on this matter on October 24, 1988. There was not opposition to the request with members Luzny, Lankenau, Mohring, and Weaner voting in favor. Member McBroom was absent.

After reviewing the request, The Planning Commission does recommend in favor of granting the request for the following reasons:

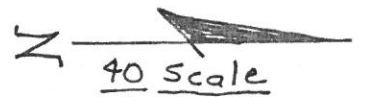
1. The establishment of this Conditional Use Permit will not be detrimental to the public health or general welfare of the community.
2. The Conditional Use will not be injurious to the use of the property in the immediate vicinity or impair property value within the neighborhood.

3. The establishment of the Conditional Use will not impede the normal improvement of surrounding property in the district.
4. The exterior appearance of the Conditional Use will not be detrimental to any structure already in the immediate area.
5. Adequate utilities, access roads, drainage, water, sewer and other environmental facilities have been provided for the Conditional Use Project.
6. Adequate measures have been taken to provide ingress and egress to the premises so designed as to minimize traffic congestion in the public street.
7. The Conditional Use shall conform to the applicable regulations of this section.

ROF:skw

NAPOLEON
LUMBER
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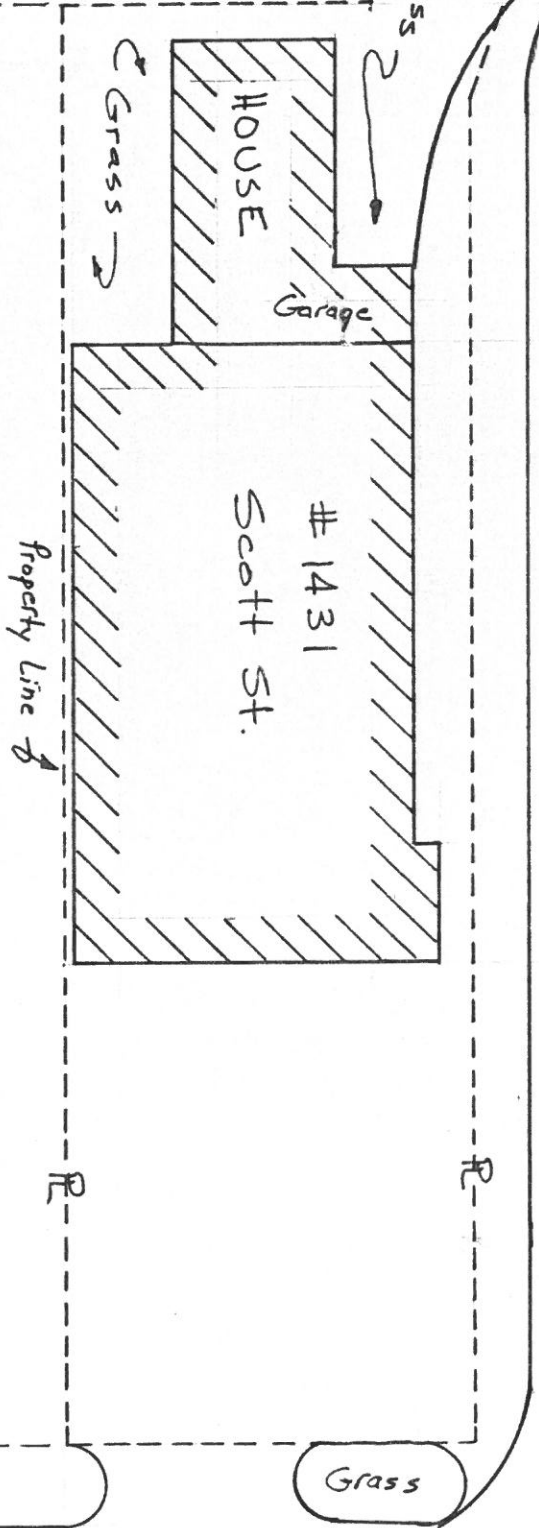


DRIVE

No Parking

No Parking

Property Line



SCOTT STREET

WENDY'S

11-17-88 ROF
City of Napoleon
Engineering Dept.
Parking Plan for
The Society for
The Handicapped

NAPOLEON
LUMBER
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RAX



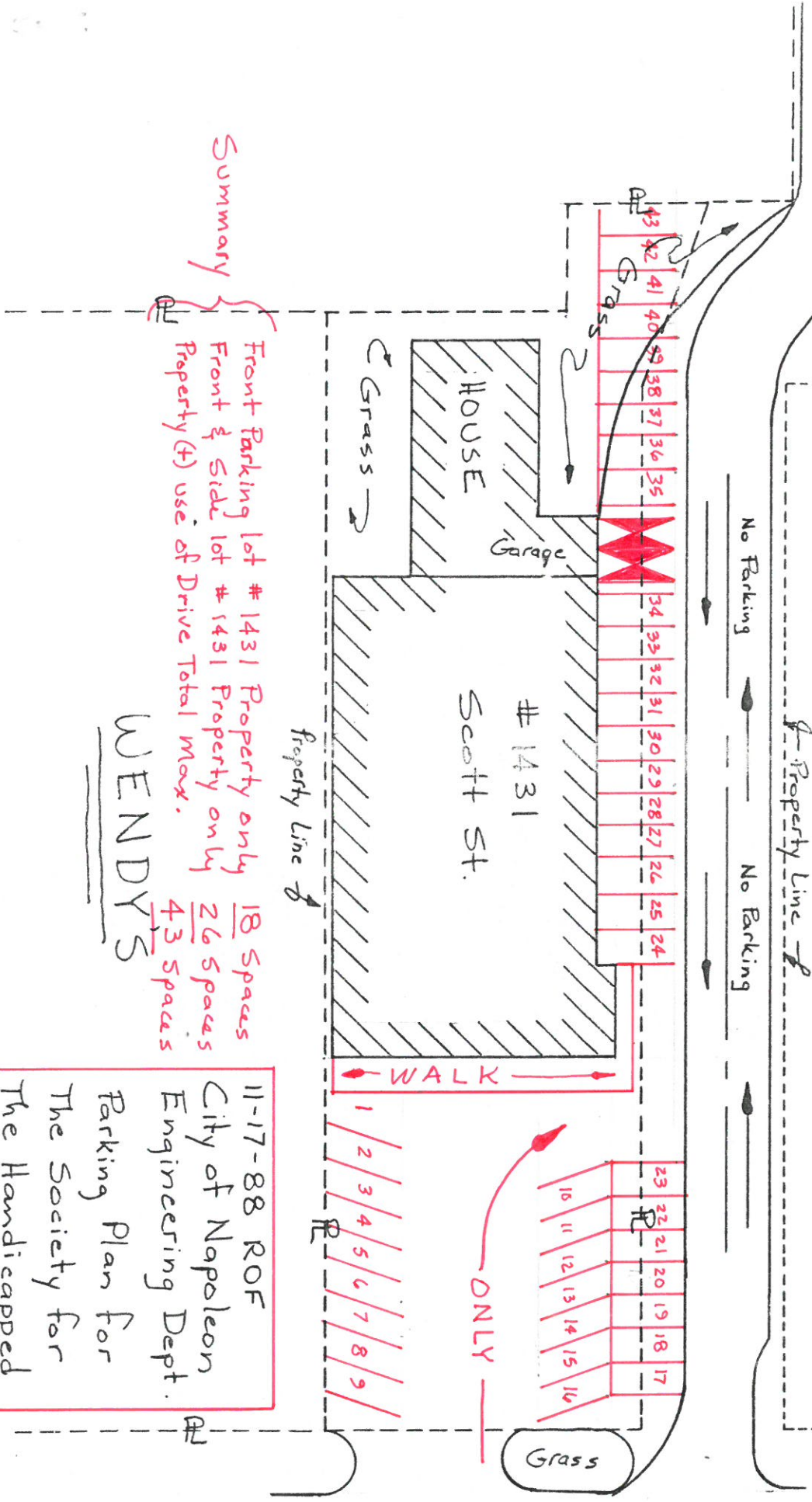
DRIVE

No Parking

No Parking

Property line

SCOTT STREET



Summary

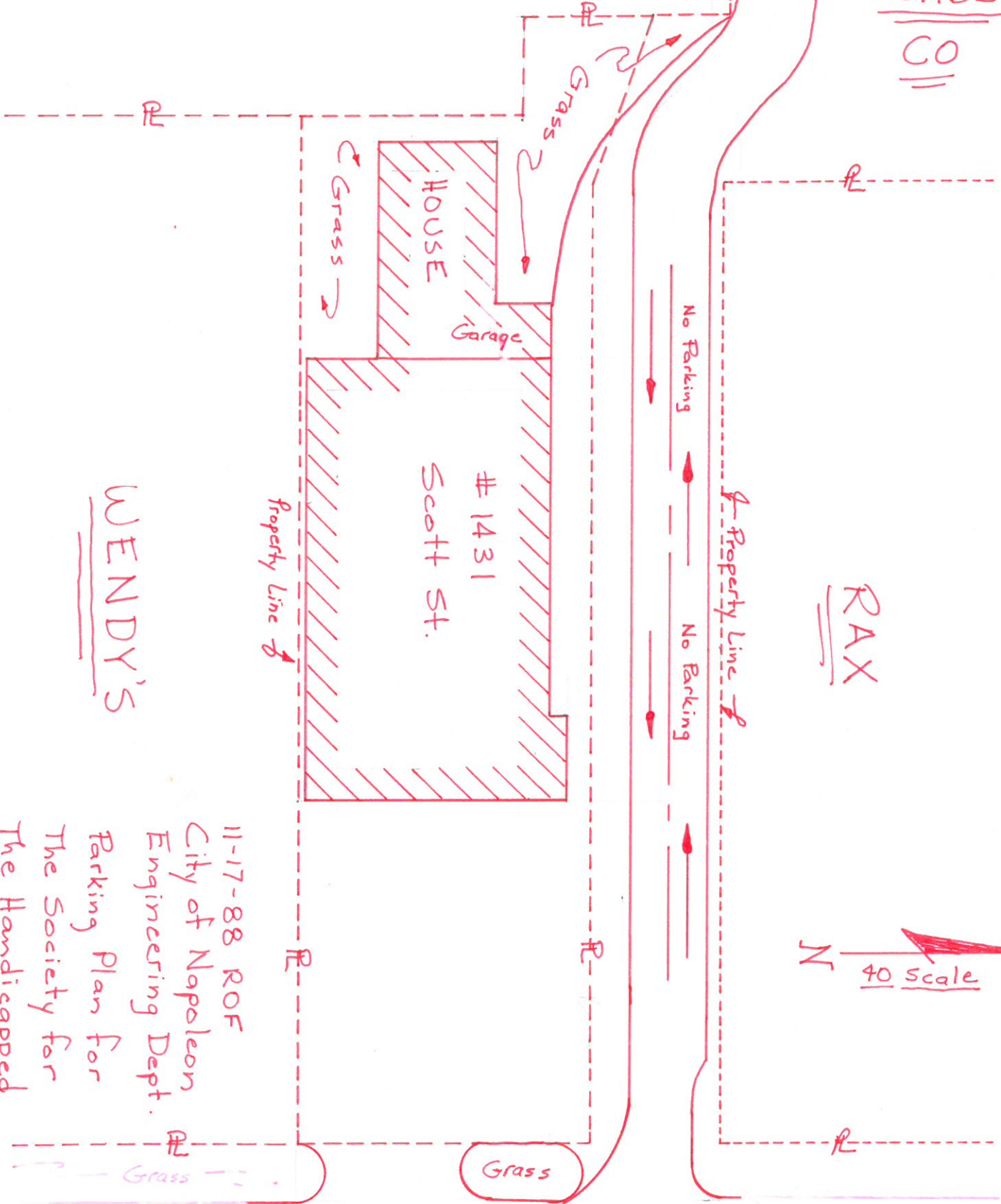
Front Parking lot # 1431 Property only 18 Spaces
 Front & Side lot # 1431 Property only 26 Spaces
 Property (+) use of Drive Total Max. 43 Spaces

WENDY'S

11-17-88 ROF
 City of Napoleon
 Engineering Dept.
 Parking Plan for
 The Society for
 The Handicapped

NAPOLEON
LUMBER
CO

DRIVE



RAX

N
40 Scale

SCOTT STREET

WENDY'S

11-17-88 ROF
City of Napoleon
Engineering Dept.
Parking Plan for
The Society for
The Handicapped