

PC-20-04
Conditional Use Permit
For A Planned Commercial Development
Located At 2269 Scott St

MEMORANDUM

TO: Members of The City Planning Commission
FROM: Kevin Schultheis Code Enforcement / Interim Zoning Admin.
SUBJECT: Planned Commercial Development
MEETING DATE: March 10 @ 5:00 PM
HEARING #: PC-20-04

BACKGROUND:

An application for public hearing has been filed by Ridi Reio, LLC (Dan (Dergham) Ridi) 5131 W Alexis Rd Sylvania, Ohio 43560. The applicant is requesting the approval of a Conditional Use Permit to have a Planned Commercial Development. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon Ohio. The property is in a C-4 Planned Commercial Zone.

RESEARCH AND FINDING

1. A Conditional Use permit is required for any Planned Commercial Development to be located in a C-4 Planned Commercial Zone as per 1145.01(a) Table of Permissible Uses.

Definition: 1143.04 PLANNED COMMERCIAL DEVELOPMENT.

- (a) Permissible Zones. A Planned Commercial Development shall be permitted only in the Zoning Districts as found in Chapter [1145](#).

Site Standards.

1. A Planned Commercial Development may be permitted only on zoning lots of 5 acres or more; and
2. A Planned Commercial Development shall consist of not less than two principal buildings on a zoning lot or not less than four commercial establishments within a single building; and
3. A Planned Commercial Development shall be served by a public water supply and be connected to the public sanitary sewer; and
4. The site for any Planned Commercial Development shall have public street frontage to construct the necessary road(s) needed to serve the development.

- (c) Development Standards.

Entrances and exits serving the Planned Commercial use shall be located so as to minimize any adverse effect on adjacent properties. Access driveways shall be not more than twenty-four (24) feet wide at the property line.

(d) Required Plans, Plats, and Procedures.

- i. Any applicant for a Planned Commercial Development under these regulations shall file an application with the Zoning Administrator. The application shall include all the following information:
 - a. A statement describing the general character of the intended development together with such pertinent information as may be necessary to determine that the contemplated development conforms to the requirements of this Planning and Zoning Code and the general and specific standards established herein.
 - b. A site plan indicating the arrangement and tentative location of buildings, uses proposed, open space and landscaped areas, pedestrian walkway area, parking and loading spaces and facilities, and other special features of the development plan.
 - c. Architectural elevations and perspective drawings of all proposed structures and improvements.
 - d. A landscaping plan including a comprehensive drainage plan.
2. The Planned Commercial Development shall be examined and evaluated by the Planning Commission in terms of the statement of purpose contained herein and the Planning Commission may recommend such Planned Commercial Development for approval by the Council only after a determination has been made that the proposed development does in fact serve such purpose as contained in this Planning and Zoning Code.

RECOMMENDED CONDITIONS:

1. It is recommended the PCD follow all of the conditions set forth under chapter 1143.05 of the codified ordinances (attached) while allowing the following exceptions:
 - a. The two (2) parcels it is proposed to set on, be combined into one parcel to eliminate setback issues.
 - b. All revisions made to plans by the City Engineer must be completed and approved before any construction begins.

Application for Public Hearing

City of Napoleon, Ohio

I/We herby request a public hearing to consider the following:

Planning Commission

(MZON 100.1700.46690)

Conditional Use

\$125.00

Amendment

\$125.00

Subdivision in City

\$75.00 + \$5.00 each, after two

Preliminary Plat of Development

\$125.00

Preservation Commission

(MZON 100.1700.46690)

Certificate of Appropriateness

\$25.00

Board of Zoning Appeals

(MZON 100.1700.46690)

Certificate of Zoning

\$25.00

Re-Zoning

\$125.00

Variance

\$125.00

Administrative Appeal

\$50.00

Address of property: _____

Description of request:

Planned Commercial Development

Ridi Reio, LLC

OWNER(S) NAME (PRINT)

5131 W. Alexis Road / Sylvania, OH 43560

ADDRESS- CITY, STATE, ZIP

419-776-2929

PHONE NUMBER



Brian Daddelly

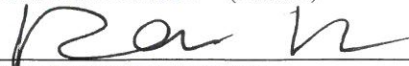
SIGNATURE

*****Public hearings are held on the second Tuesday of each month; this petition must be filed with the Zoning Administrator thirty (30) days before the public hearing date. All plans, plats, deeds and other requested information must accompany this application before the hearing will be scheduled.*****

APPLICANT MUST BE AN OWNER OR AN AUTHORIZED REPRESENTATIVE EVIDENCED BY LETTER OF APPOINTMENT.

DAN (DERGHAM) Ridi

APPLICANT NAME (PRINT)



APPLICANT SIGNATURE

5131 W. Alexis Road

ADDRESS

Sylvania, OH 43560

CITY, STATE, ZIP

419-776-2929

PHONE

Hearing #: _____ Hearing Date: _____ Zoning District: _____

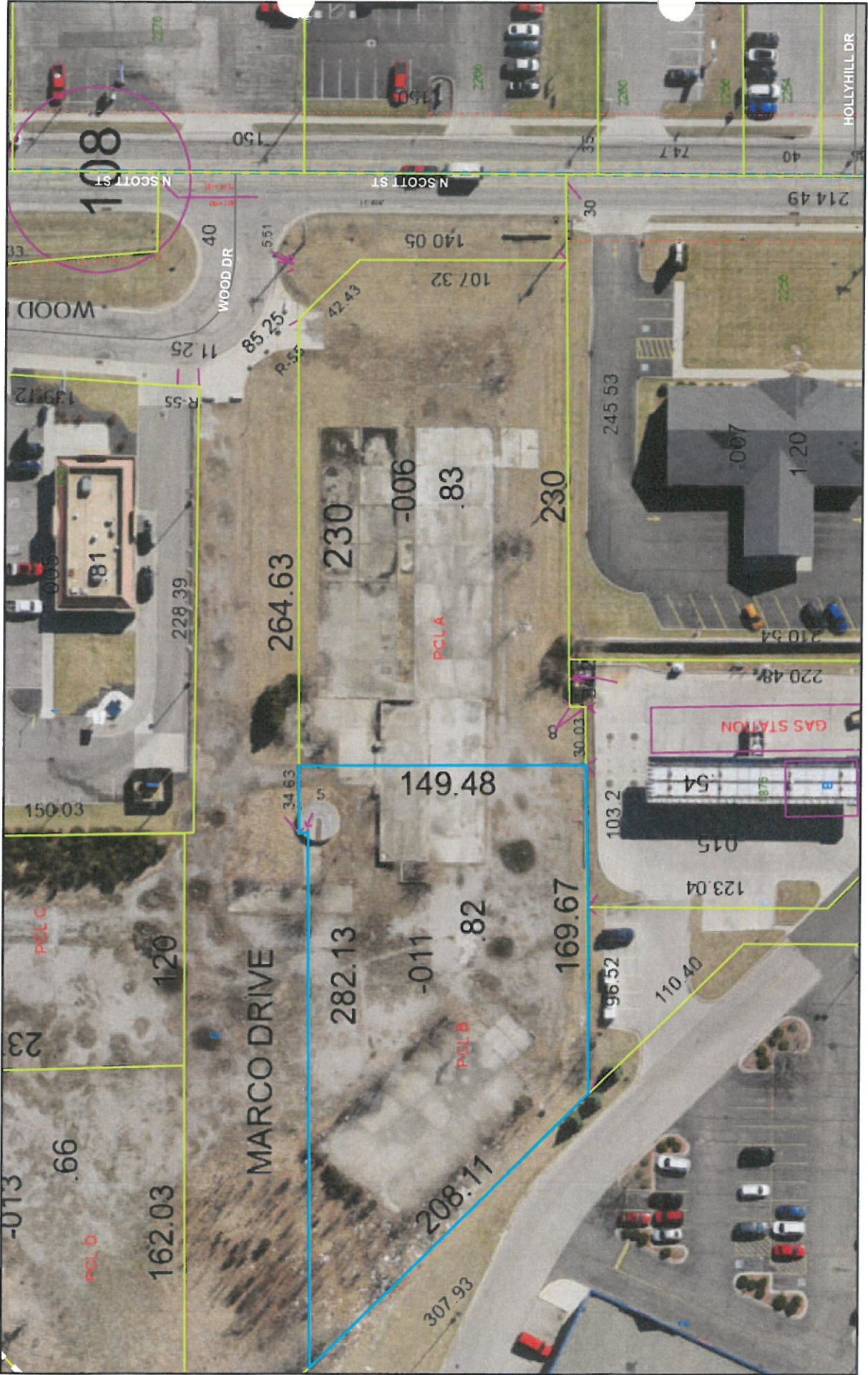
Office Use Only

Batch # 42759

Check # 1107

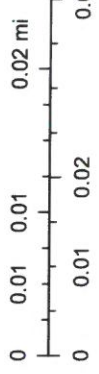
Date 02-07-2020

ArcGIS Web Map



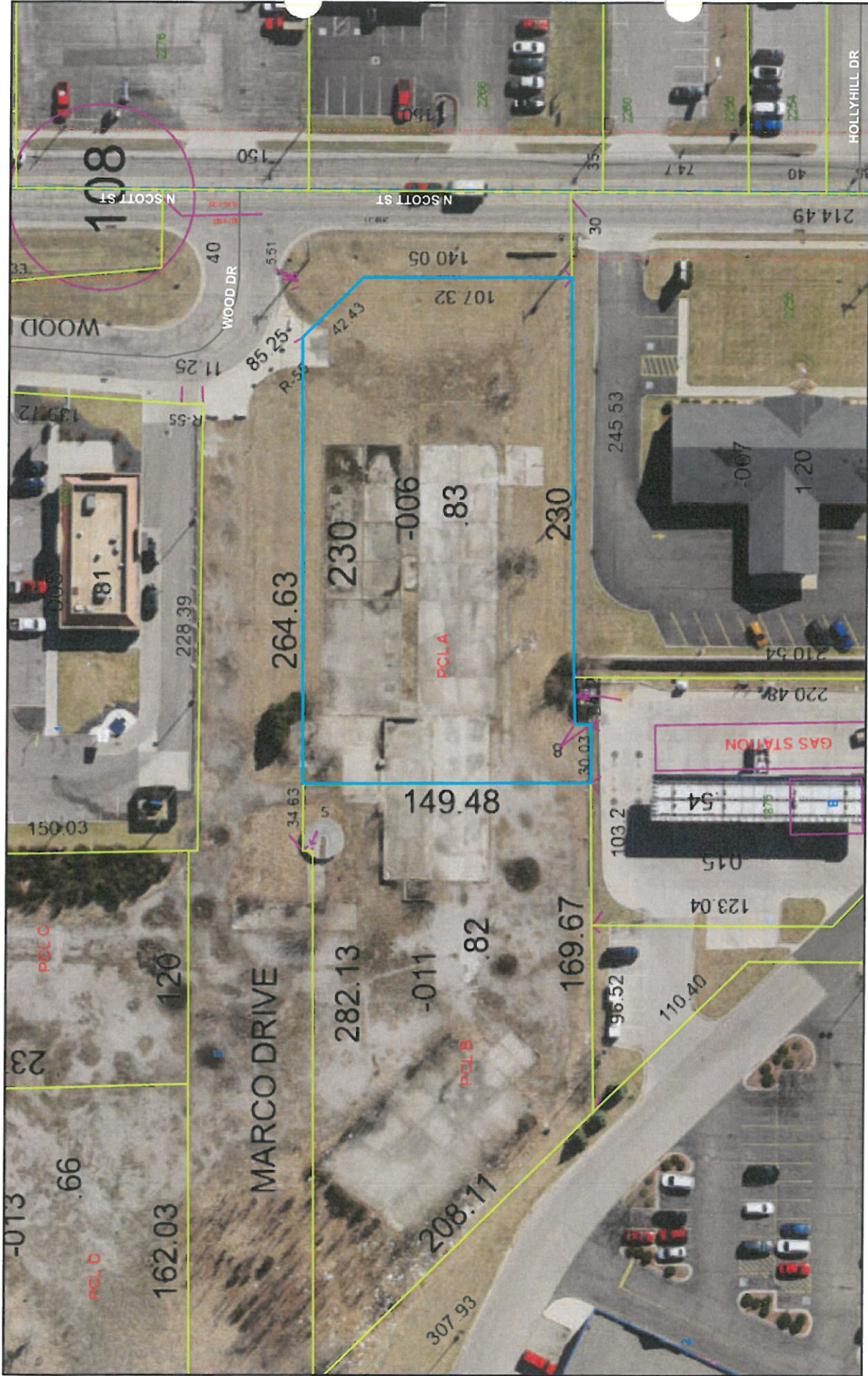
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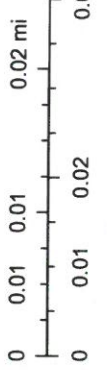
- Incorporation Lines
- Parcels
- Section Lines
- Right of Way NPL
- Dimensions And Symbols
- Dimensions / Symbols
- Street Centerlines
- STREET

ArcGIS Web Map



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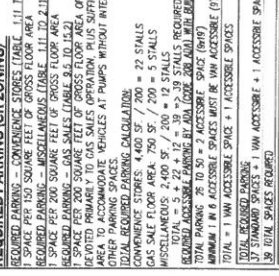
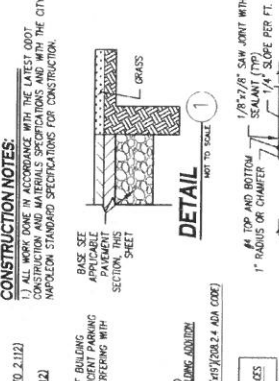
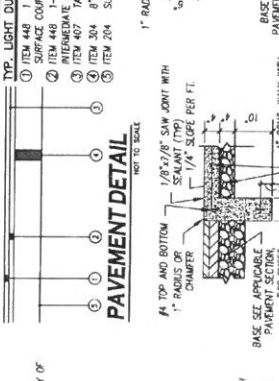
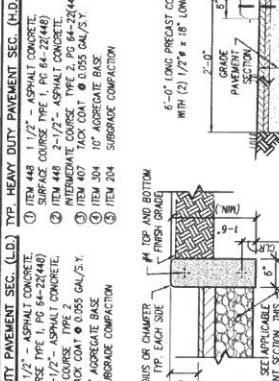
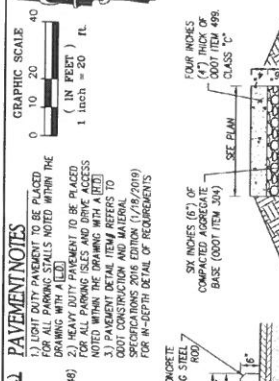


- Parcels
- Incorporation Lines
- Dimensions And Symbols
- Section Lines
- Right of Way NPL
- Dimensions / Symbols
- Street Centerlines
- STREET

NO.	ISSUED FOR	DATE
1	CLIENT REVIEW	8/12/19
2	FILE DEPARTMENT DESIGNS	8/12/19
3	UNDERGROUND DETENTION	8/16/19
4	PERMITS	1/23/20

GLASS CITY ENGINEERING & SURVEYING, LLC
 2001 RIVER ROAD
 MAUMEE, OHIO 43537
 419-893-3327 FAX 419-794-9391
 EMAIL: BRYAN.KELLY@GCEENGINEERING.COM
 KHALI, BRYAN.VANDROM@GCEENGINEERING.COM
 57294 N Scott Street - Riv/4
 6/3/2019 11:55:39 AM EDT

RIDI REIO, LLC
 2268 N SCOTT STREET
 SECTION 17, TOWN S NORTH, RANGE 6 EAST
 CITY OF NAPoleon, HENRY COUNTY, OHIO
 SITE DIMENSIONAL PLAN
 DRAWN BY: DPC
 JOB NUMBER: 19-14137
 REVIEWED BY: BEC
SP-4/9



CONSTRUCTION NOTES:
 1) ALL WORK DONE IN ACCORDANCE WITH THE LATEST GOVT. SPECIFICATIONS FOR CONSTRUCTION.
 2) ALL WORK DONE IN ACCORDANCE WITH THE LATEST GOVT. SPECIFICATIONS FOR CONSTRUCTION.
 3) ALL WORK DONE IN ACCORDANCE WITH THE LATEST GOVT. SPECIFICATIONS FOR CONSTRUCTION.
 4) ALL WORK DONE IN ACCORDANCE WITH THE LATEST GOVT. SPECIFICATIONS FOR CONSTRUCTION.
 5) ALL WORK DONE IN ACCORDANCE WITH THE LATEST GOVT. SPECIFICATIONS FOR CONSTRUCTION.
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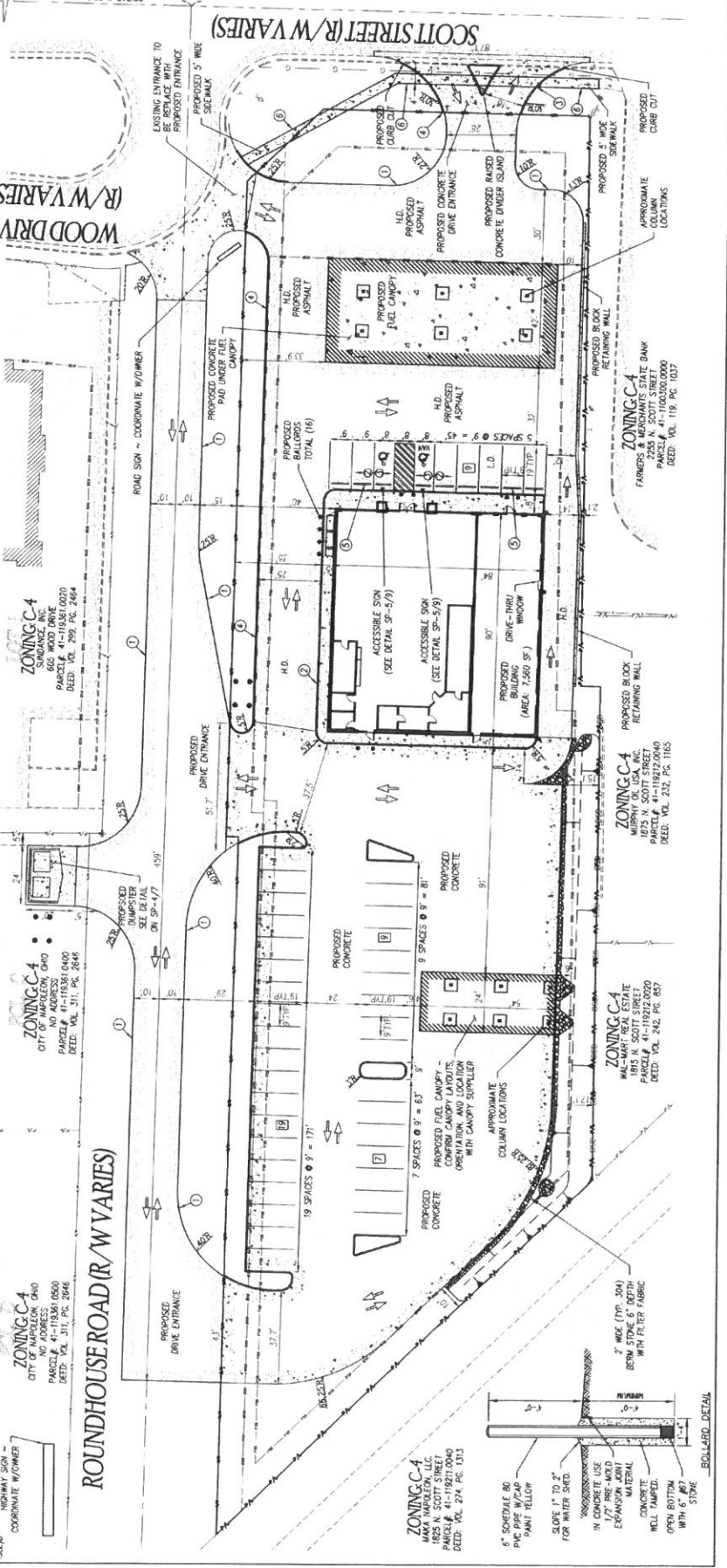
REQUIRED PARKING (OR ZONING)
 1) SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA
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 3) SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA
 4) SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA
 5) SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA
 6) SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA

ZONING C-4
 CITY OF NAPoleon, OHIO
 PARCELS # 11-19212-0200
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 DEED VOL. 242, PG. 867

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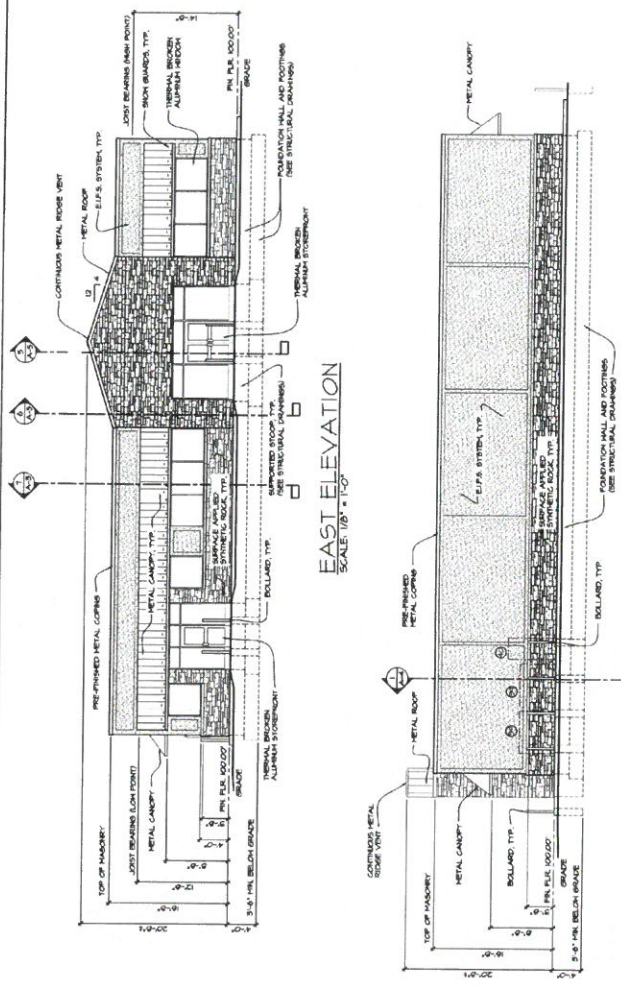
PROJECT NUMBER		1809
DATE REVISION	DATE	12/21/2011
DESIGN	DWG.	
A-3		
3 OF 3 DRAWINGS		

CLIENT		NEW CONSTRUCTION FOR	
ADDRESS		STOP AND GO #61	
LOCATION		2264 SCOTT STREET	
CITY		NAPOLI, IL 62545	
DRAWN BY		DISTRIBUTED BY DESIGN, LTD. 2019	

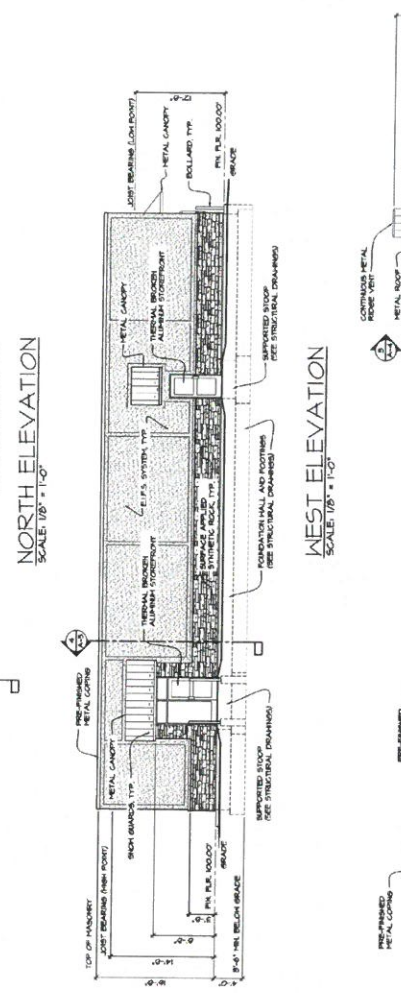
Architecture by Design, Ltd.
 5025 Myberry Square, Dykstra, Ohio 43060
 (+1) 614-824-3311 | architecture@adbydesign.com

12/21/2011
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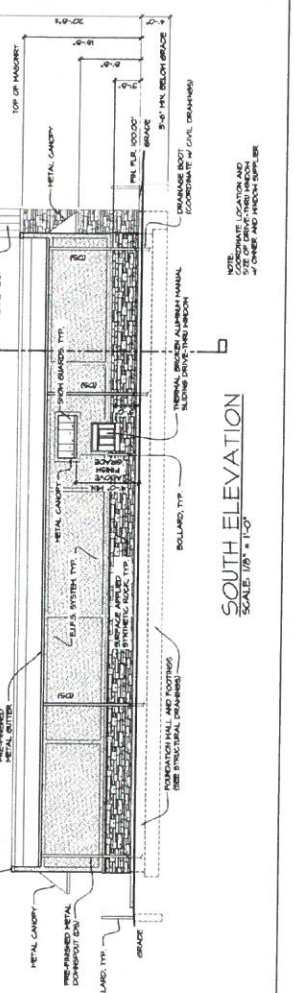
EXTERIOR ELEVATIONS, WALL SECTION, AND NOTES



EAST ELEVATION
SCALE: 1/8" = 1'-0"



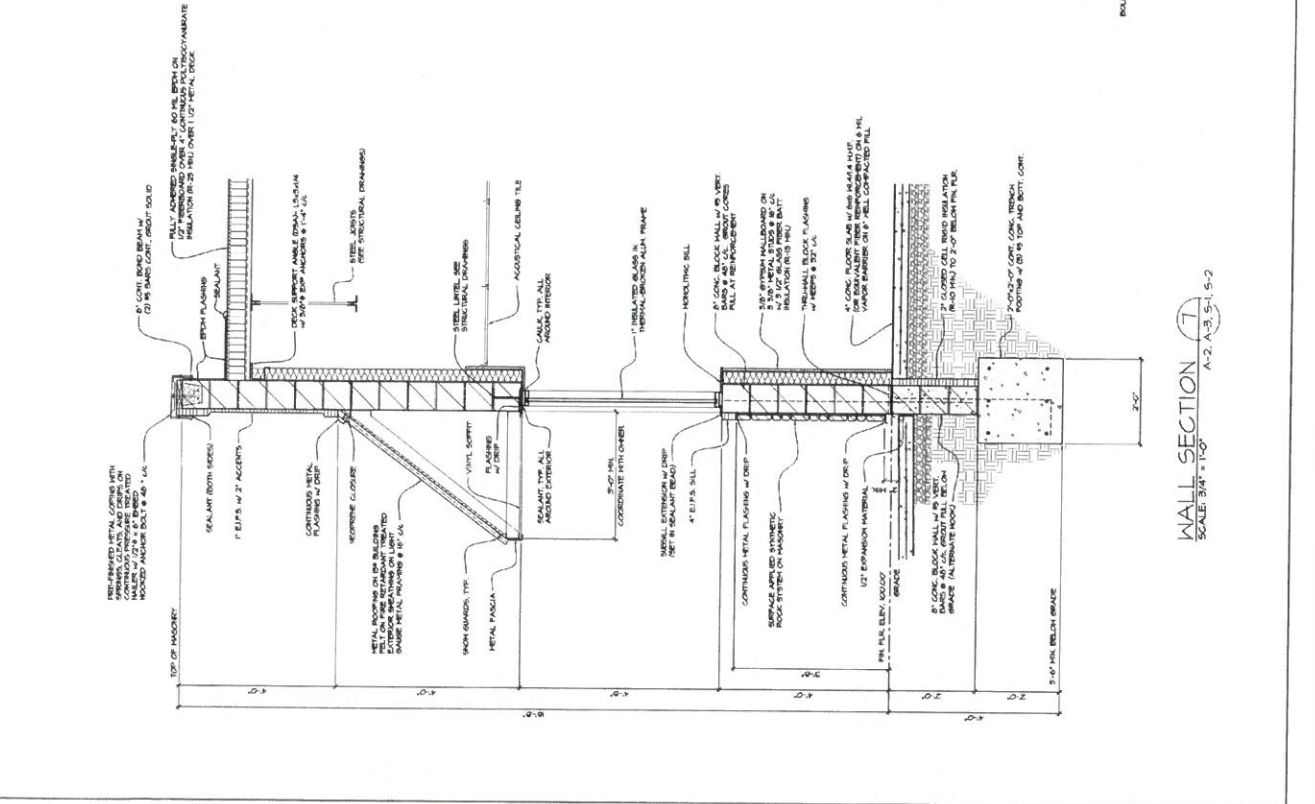
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SEE ELEVATION LOCATION AND SECTION A-2, A-3, 5-1, 5-2 FOR WALL AND ROOF FINISHES



WALL SECTION A-2
SCALE: 3/4" = 1'-0"

A-2, A-3, 5-1, 5-2