

Application to the Napoleon City Council
for the establishment of
Napoleon Downtown Revitalization District



Property Prepers LLC, on behalf of Brick N' Brew Pub, LLC located at 631 N. Perry Street, Napoleon, Ohio 43545, respectfully submits the following application to Jason Maassel, Mayor of Napoleon, and to the Napoleon City Council to approve and enact the Napoleon Downtown Revitalization District in accordance with ORC 4301.81

Submitted April 30, 2020

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1.0 Overview

Property Prepers LLC is submitting this application to the Napoleon City Council to approve and enact the Napoleon Downtown Revitalization District (NDRD), in accordance with Section 4301.81 of the Ohio Revised Code. This allows municipalities with a population under 125,000 residents or less to create a designated Downtown Revitalization District as outlined in Ohio Revised Code 4303.181(L)(d)(i-vi). Napoleon City Council approval would create a designated Napoleon Downtown Revitalization District within most of Napoleon's downtown, meeting or exceeding all of the requirements of ORC 4301.81, for the cultural and economic betterment of the businesses, residents, and property owners within the NDRD as well as the whole of Napoleon by further establishing Napoleon's Downtown as a destination for entertainment, culture, and activity.

Within 30 days of the application filing, the filing must be advertised once a week for two consecutive weeks in a newspaper of general circulation. Napoleon City Council may approve of the establishment of the Napoleon Downtown Revitalization District within 75 days after the application is filed with the mayor of a municipal corporation.

2.0 Specific Boundaries of the NDRD:

- 2.1 See Exhibit A: Map of Boundaries
- 2.2 Addresses of the Parcels Included within the Boundary of the NDRD:

Henry County, Ohio
City of Napoleon
Napoleon Downtown Revitalization District
March 26, 2020

Street Name	Range	Even/Odd
Appian Avenue	299 & 303	Odd
Avon Place	508 & 608 & 624	Even & Odd

Clinton Street	113-118	Even & Odd
Clinton Street	125-127	Odd
Clinton Street	218 & 218 ½	Even
Clinton Street	204 & 2010	Even
Clinton Street	219-221	Even & Odd
Clinton Street	330 & 330 ½	Odd
Clinton Street	322	Even
Depot Street	207 & 211	Odd
Filmore Street	204	Even
Front Street	118 – 119 & 123	Even & Odd
Front Street	133	Odd
Front Street	209 & 211	Odd
Front Street	215	Odd
Front Street	232	Even
Front Street	235	Odd
Hobson Street	911	Odd
Lumbard Street	912 & 916	Even
Lumbard Street	920	Even
Main & Webster Street	622 & 624	Even
Main Street	103, 105 & 107	Odd
Main Street	112	Even
Main Street	124 – 125	Even & Odd
Main Street	203 & 210-211	Even & Odd
Main Street	218	Even
Main Street	304	Even
Main Street	310	Even
Main Street	316-318 & 324	Even & Odd
Main Street	333	Odd
Main Street	345	Odd
W. Main Street	224 & 224 ½	Even
East Maumee	111	Odd
East Maumee	120	Even
East Maumee	125	Odd
East Maumee	135	Odd
East Maumee	153	Odd
East Maumee	158	Even
East Maumee	161-162	Even & Odd
East Maumee	160	Even
East Maumee	179 – 180	Even & Odd

East Maumee	184 – 185	Even & Odd
East Maumee	210	Even
East Maumee	347	Odd
East Maumee	337	Odd
East Maumee	367	Odd
West Maumee	112	Even
West Maumee	119	Odd
West Maumee	122	Even
Maumee Lane	210	Even
Maumee Lane	222	Even
Meekison Street	116	Even
Meekison Street	210	Even
Meekison Street	214	Even
Meekison Street	220	Even
Monroe Street	555	Even
Monroe Street	620 & 630	Even
Monroe Street	714	Even
Monroe Street	718	Even
Monroe Street	825	Odd
Monroe Street	830 & 830 ½	Even
Monroe Street	831	Odd
Monroe Street	835	Odd
Monroe Street	839	Odd
Monroe Street	848 & 848 ½	Even
Oakwood Ave.	822	Even
Oakwood Ave.	828	Even
Oakwood Ave.	832	Even
Oakwood Ave.	907	Odd
Oakwood Ave.	970	Even
North Perry Street	485	Odd
North Perry Street	495	Odd
North Perry Street	501	Odd
North Perry Street	524 – 525	Even & Odd
North Perry Street	535 & 539 - 540	Odd & Even
North Perry Street	602 - 603	Even & Odd
North Perry Street	605 & 605 1/2	Odd
North Perry Street	606 -607	Even & Odd
North Perry Street	609 – 610	Even & Odd
North Perry Street	611 - 613	Even & Odd

North Perry Street	614 - 615	Even & Odd
North Perry Street	617 & 619	Odd
North Perry Street	621 & 625 & 631	Odd
North Perry Street	660	Even
North Perry Street	701 & 705	Odd
North Perry Street	709 & 711 - 712	Even & Odd
North Perry Street	713 - 716	Even & Odd
North Perry Street	719 & 721-726	Even & Odd
North Perry Street	730 & 734	Even
North Perry Street	801	Odd
North Perry Street	808 - 810	Even & Odd
North Perry Street	811 - 814	Even & Odd
North Perry Street	816 & 818	Even
North Perry Street	824	Even
North Perry Street	829 & 831	Odd
North Perry Street	833	Odd
North Perry Street	905 & 909	Odd
North Perry Street	916 917	Even & Odd
North Perry Street	922-923	Even & Odd
North Perry Street	928 - 929	Even & Odd
North Perry Street	933 – 934	Even & Odd
North Perry Street	1005 & 1008	Even & Odd
North Perry Street	1011	Odd
North Perry Street	Corner of W. Clinton Street	Even & Odd
South Perry Street	311 1/2	Odd
South Perry Street	319	Even
South Perry Street	330	Odd
South Perry Street	402 – 403	Even & Odd
South Perry Street	416	Even
South Perry Street	419	Odd
South Perry Street	424	Even
South Perry Street	428 – 429	Even & Odd
Reiser Street	125	Odd
West Riverview Ave.	255	Odd
West Riverview Ave.	505	Odd
Scott Street	Corner of Washington	
Scott Street	Corner of W. Clinton St.	

Scott Street	606	Even
Scott Street	612	Even
Scott Street	616	Even
Scott Street	620	Even
Scott Street	624 – 625	Even & Odd
Scott Street	712	Even
Scott Street	777	Odd
Scott Street	810	Even
Scott Street	813 & 813 !/2	Odd
Scott Street	817	Odd
Scott Street	824	Even
Scott Street	827	Odd
Scott Street	830 - 831	Even & Odd
Scott Street	837	Odd
Scott Street	844 - 845	Even & Odd
Scott Street	848	Even
Scott Street	852	Even
Shelby Street	211	Odd
E. Washington Street	102 – 104	Even & Odd
E. Washington Street	108 & 110 & 112	Even
E. Washington Street	122	Even
E. Washington Street	126	Even
E. Washington Street	214 & 216 & 219	Even & Odd
E Washington Street	221 & 222	Even & Odd
E. Washington Street	226 & 227	Even & Odd
E. Washington Street	231 – 232	Even & Odd
W. Washington Street	107 & 109	Odd
W. Washington Street	111	Odd
W. Washington Street	114 – 116	Even & Odd
W. Washington Street	117 - 121	Even & Odd
W. Washington Street	123	Odd
W. Washington Street	125 & 127 & 129	Odd
W. Washington Street	130 – 136	Even & Odd
W. Washington Street	211	Odd
W. Washington Street	217 & 217 ½	Odd
W Washington Street	223	Odd
W. Washington Street	231	Odd
Washington Street	321	Odd
Webster Street	229	Odd

Webster Street	616	Even
Woodlawn Avenue	814	Even
Woodlawn Avenue	822	Even
Woodlawn Avenue	830	Even
Woodlawn Avenue	833	Odd
Woodlawn Avenue	832	Even
Woodlawn Avenue	838	Even
Woodlawn Avenue	844	Even
Woodlawn Avenue	849 - 850	Even & Odd
Woodlawn Avenue	853 & 853 1/2	Odd
Woodlawn Avenue	859	Odd
Woodlawn Avenue	866	Even

2.3 Acreage:

Said description of land contains approximately 148 acres (See Exhibit A: Map of Boundaries)

3.0 Land Use and Zoning

3.1 Land Use

Generally, the land use of all parcels within the NDRD consists of all commercial establishments, except for a few residential or mixed use structures. The majority are retail businesses, dining establishments or service oriented businesses.

3.2 Zoning

All of the land within the NDRD is zoned as a mixture of C-1, C-2, C-3, R-4, I-2 General Commercial. The definition is as follows:

1133.03 DENSITY AND DIMENSIONAL REGULATIONS FOR C-1 GENERAL COMMERCIAL DISTRICT.

The following applies to a C-1 General Commercial District:

- (a) Permissible Uses. Permissible uses shall be in accordance with Chapter 1145.
- (b) General Provisions. Except as provided, the conduct of permitted uses herein shall be within completely enclosed buildings. Outside storage is prohibited, except when determined by the Zoning Administrator that the storage is

minimal and subordinate to the permitted use. In general, accessory uses which clearly demonstrate subordination to the permitted use are permitted.

- (c) **Minimum Lot Size.** The minimum lot size shall be in accordance with Chapter 1147.
 - (d) **Minimum Setback Lines.** The minimum permissible setback lines shall be in accordance with Chapter 1147 and this section. Nonconforming rebuild(s) shall have setbacks as determined by the Planning Commission.
 - (e) **Maximum Height of Buildings.** The maximum permissible height of buildings shall be in accordance with Chapter 1147.
 - (f) **Maximum Lot Coverage.** The maximum lot coverage shall be in accordance with Chapter 1147.
 - (g) **Off-Street Parking and Loading** (see Chapter 1139).
 - (h) **Signs** (see Chapter 1335).
- (Ord. 074-10. Passed 12-20-10.)

1133.04 DENSITY AND DIMENSIONAL REGULATIONS FOR C-2 COMMUNITY COMMERCIAL DISTRICT.

The following applies to a C-2 Community Commercial District:

- (a) Permissible Uses. Permissible uses shall be in accordance with Chapter [1145](#).
- (b) General Provisions. Except as provided, the conduct of permitted uses herein shall be within completely enclosed buildings. Outside storage is prohibited, except when determined by the Zoning Administrator that the storage is minimal and subordinate to the permitted use. In general, accessory uses which clearly demonstrate subordination to the permitted use are permitted.
- (c) Minimum Lot Size. The minimum permissible lot size shall be in accordance with Chapter [1147](#).
- (d) Minimum Setback Lines. The minimum permissible setback lines shall be in accordance with Chapter [1147](#) and this section. Nonconforming rebuild(s) shall have setbacks as determined by the Planning Commission.
- (e) Maximum Height of Buildings. The maximum permissible height of buildings shall be in accordance with Chapter [1147](#).

- (f) Maximum Lot Coverage. The maximum lot coverage shall be in accordance with Chapter [1147](#).
- (g) Off-Street Parking Space (see Chapter 1139). Off-street parking facilities screened by dense planting or by a decorative fence may be constructed within the front yard but not closer than 20 feet to the front lot line.
- (h) Signs (See Chapter 1335).

(Ord. 074-10. Passed 12-20-10.)

1133.05 DENSITY AND DIMENSIONAL REGULATIONS FOR C-3 LOCAL COMMERCIAL DISTRICT.

The following applies to a C-3 Local Commercial District:

- (a) Permissible Uses. Permissible uses shall be in accordance with Chapter [1145](#).
- (b) General Provisions. The conduct of permitted uses herein shall be within completely enclosed buildings, except for accessory off-street parking and loading facilities.

Establishments where the principal use is the drive-in type of business are not permitted.

All goods produced on the premises as incidental or essential to the principal uses shall be sold at retail on the premises.

- (c) Minimum Lot Size. The minimum permissible lot size shall be in accordance with Chapter [1147](#).
- (d) Minimum Setback Lines. The minimum permissible setback lines shall be in accordance with Chapter [1147](#) and this section. Nonconforming build(s) shall have setbacks as determined by the Planning Commission.
- (e) Maximum Height of Buildings. The maximum permissible height of buildings shall be in accordance with Chapter [1147](#).
- (f) Maximum Lot Coverage. The maximum lot coverage shall be in accordance with Chapter [1147](#).
- (g) Off-Street Parking Space (see Chapter 1139). Off-street parking facilities screened by dense planting or by a decorative fence may be constructed within the front yard but not closer than 20 feet to the front lot line.

(h) Signs (see Chapter 1335).

(Ord. 074-10. Passed 12-20-10.)

1131.06 DENSITY AND DIMENSIONAL REGULATIONS FOR R-4 HIGH-DENSITY RESIDENTIAL DISTRICT.

The following applies to a R-4 High Density Residential District:

- (a) Permissible Uses. Permissible uses shall be in accordance with Chapter [1145](#).
- (b) Number of Buildings on a Zoning Lot. Not more than one principal detached building or structure shall be located on a zoning lot.
- (c) Minimum Lot Size. The minimum lot size shall be in accordance with Chapter [1147](#).
- (d) Minimum Setback Lines. The minimum setback lines shall be in accordance with Chapter [1147](#) and this section.
- (e) Maximum Height of Buildings. The maximum height of buildings shall be in accordance with Chapter [1147](#).
- (f) Maximum Lot Coverage. The maximum lot coverage shall be in accordance with Chapter [1147](#).
- (g) Off-Street Parking Space (see Chapter 1139).
- (h) Signs (see Chapter 1335).
- (i) Floor Area, Minimum. The minimum permissible floor area shall be in accordance with Chapter [1147](#).
- (j) Any other requirements applicable to a R-4 Zoning District as found in Chapter [1147](#) shall apply.

(Ord. 074-10. Passed 12-20-10.)

1135.03 DENSITY AND DIMENSIONAL REGULATIONS FOR I-2 OPEN INDUSTRIAL DISTRICT.

The following applies to an I-2 Open Industrial District.

- (a) Permissible Uses. The permissible uses shall be in accordance with Chapter [1145](#).

- (b) Minimum Lot Size. The minimum lot size shall be in accordance with Chapter [1147](#).
- (c) Minimum Setback Lines. The minimum permissible setback lines shall be in accordance with Chapter [1147](#) and this section.
- (d) Maximum Height of Buildings. The maximum permissible height of all buildings shall be in accordance with Chapter [1147](#).
- (e) Maximum Lot Coverage. The maximum permissible lot coverage shall be in accordance with Chapter [1147](#).
- (f) Off-Street Parking Space (see Chapter 1139). Off-street parking facilities screened by dense planting or by a decorative fence may be constructed within the front yard but not closer than 20 feet to the front lot line.
- (g) Signs. (see Chapter [1335](#)).
- (h) Any other requirements applicable to a I-2 Zoning District as found in Chapter [1147](#) shall apply.

(Ord. 074-10. Passed 12-20-10.)

The property located at 631 N. Perry St., Napoleon, Ohio is currently under remodeling and light construction. The project is proposed to be completed by March 30, 2020.

City of Napoleon Downtown Revitalization Application

Submit applications to:

City of Napoleon, Ohio
Attn: Jason Maassel, Mayor and Joel Mazur, City Manager
255 W. Riverview Ave.
P.O. Box 151
Napoleon, OH 43545

Business/Organization and Property Owner Information

The following pages contain the application material necessary to qualify. Please fill out the application in its entirety.

Business/Organization Name: Brick N' Brew Pub LLC

Business/Organization Address: 631 N. Perry St. Napoleon OH 43545

Phone Number: 419-966-9331 Email: Napbrew@gmail.com

What does the business/organization do? Food & Pub Service

Is this business/organization new or existing? New Number of Years in business _____

Number of current employees: 0 Number of employees anticipated at project completion 20

Is the business/organization a for-profit? Yes

Does the business provide goods and services directly to consumers? Yes

Business Owner/Organization Representative Name* Brian Topp / Property Prepers LLC

Ashley Kruse Clay Klausling

Address: 1060 Glenwood Ave., Napoleon

Property Owner Name * Brian Topp - Property Prepers

Property Owner Address: 1060 Glenwood Ave. Napoleon OH 43545

Property Owner Phone Number: 419-966-9331 Email: Napbrew@gmail.com

**For applications in which the business owner and property owner are not the same, a signed letter from the property owner granting permission for the project must be submitted with this application.*

Site and Building Information:

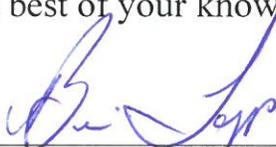
Property Address: 631 N. Perry St., Napoleon OH 43545

Nature and type of establishment: Restaurant & Pub

If property is currently being developed or under construction, please list the proposed time-frame for completion of the project:

5/30/20

By signing this application, you certify that all information contained in this application is true and complete to the best of your knowledge.

Applicant Signature: 

Printed Applicant Name: Brian Topp

Date: 4/30/2020

FOR OFFICE USE ONLY

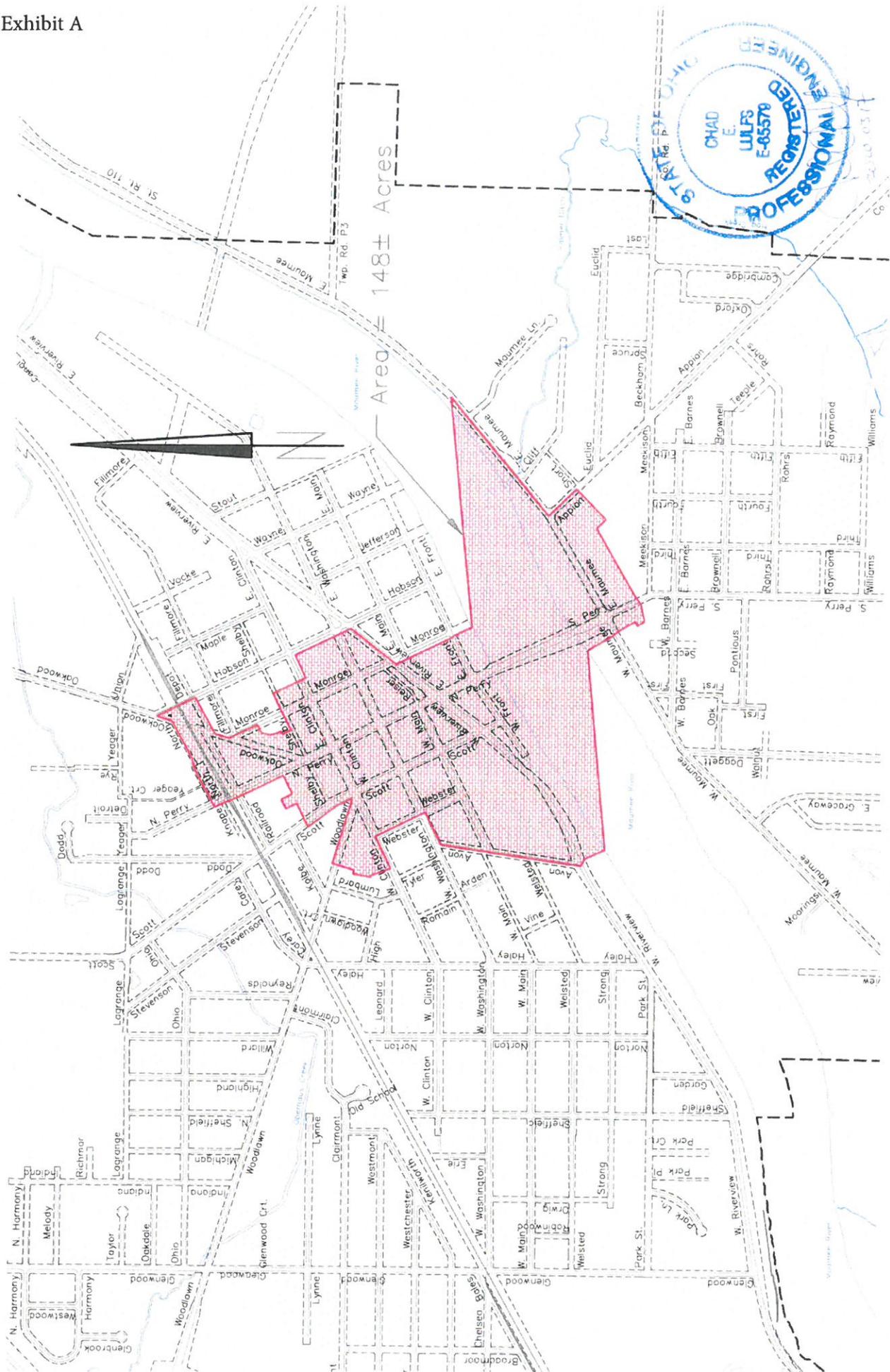
Date of Application Submittal: 4/30/2020

Please attach the following to the application:

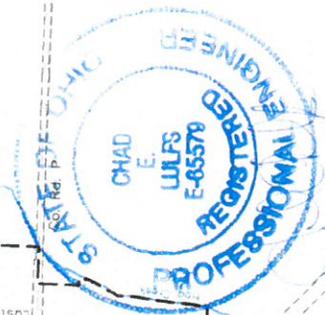
Map or Survey of the proposed Revitalization district in sufficient detail to identify the boundaries of the district and the property owned by the applicant;

Evidence that the uses of land within the proposed revitalization district are in accord with the City of Napoleon's Master Plan or Map.

Exhibit A



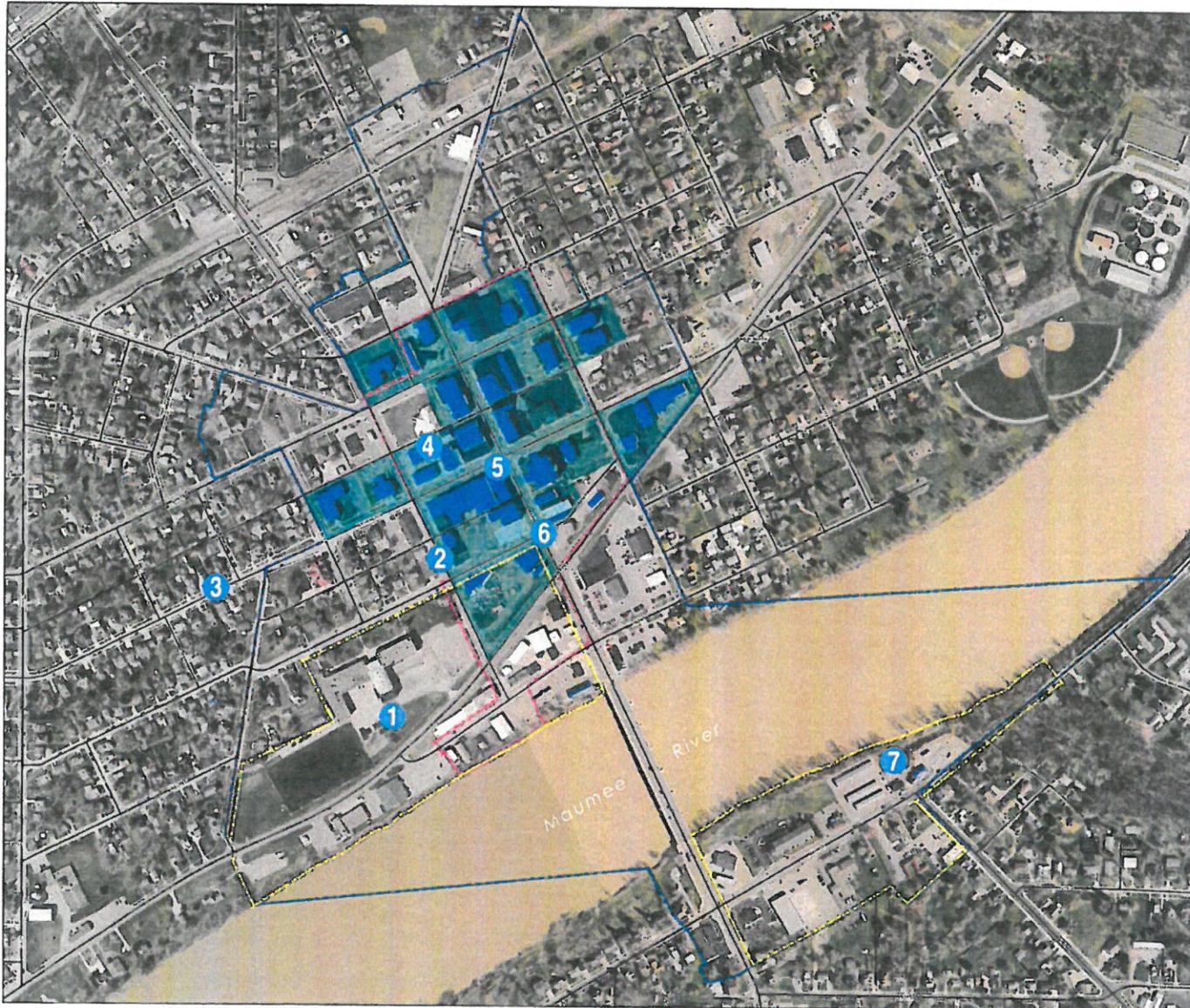
Area = 148± Acres



Evidence that the uses of land within the proposed revitalization district are in accord with the City of Napoleon's Master Plan or Map.

City of Napoleon Master Plan

Downtown Planning Area



- 1** **Redevelopment Area:** Encourage coordinated efforts that promote dense mixed uses that maximize river access. Extend CRA #2 to this area to incentivize private sector efforts and update the zoning code to guide efforts. See the Land Use Diagram for ideas for this redevelopment area.
- 2** Pursue the feasibility of shifting truck route to Scott Street to remove it from the downtown along Perry Street. Consider a roundabout at Scott and W.Riverview Avenue to promote traffic flow. Seek grant funding for improvements.
- 3** Ensure the vitality of historic neighborhoods through increased property maintenance / code enforcement and public infrastructure investments.
- 4** Improve aesthetics, connectivity, and wayfinding, especially in areas behind downtown buildings. Consider developing a Special Improvement District to fund these improvements.
- 5** Continue to work with Napoleon Alive and Chamber to promote revitalization efforts. Focus on building renovations and zoning code adjustments to encourage upper floor residential opportunities and offices.
- 6** Improve the Downtown "experience" by improving wayfinding signage and adding interpretative signage that highlights Napoleon's past.
- 7** **Redevelopment Area:** With some of the best sightlines in the city with views of the courthouse, a coordinated effort should be pursued to remove incompatible land uses from the river, while maximizing riverfront access through mixed uses that include restaurants with boat docks. Design elements from the downtown footprint should be expanded here. This area is part of CRA # 8 which can be used to stimulate private sector investment through property tax incentives.

Legend

- Streets
- Historic Building
- Riverfront Revitalization Area
- Napoleon Outdoor Refreshment Area
- Existing Preservation District Overlay
- Proposed Preservation District Overlay

0 0.2 0.4 Miles

Source: Henry County Auditor, Engineer, Napoleon, Reveille



