

Meeting: Commercial Pre-Application Meeting

Date: February 6, 2019

The following item came before the Pre-Application Committee:

1. An inquiry was made about the parcel at 647 Louella which is a property that had previously been divided into smaller parcels. The owner is exploring different options for developing the property. He plans to sell it either in total or in separate lots. The parcel was annexed into the City in 2014 and is zoned Residential Estate.

Discussion focused on three different options.

Option A – This option would have three, one acre lots on Louella and one 14-acre lot which would only have access from the North Glencoe right of way that would have to be upgraded prior to development.

Option B – This option would have three one acre lots on Louella and 20 lots with access from North Glencoe.

Option C – This option would have three lots of various acreage on Louella and two lots on North Glencoe.

General Issues for all options:

- Fire Department needs two points of access to the area.
- An 8” water line that is on Pioneer Trail would have to be brought across the road and into the subdivision for water service.
- Utilities Commission requires a 10' right of way on each side.
- All properties will need septic tanks.
- Any parcel that will have more than 4 units must have a stormwater plan approved by the SJRWMD.
- The Main Street and Mildred Street rights of way could possibly be used for emergency access and utilities, depending on which option is selected.
- There is no reclaimed water service in this area.