

Meeting: Commercial Pre-Application Meeting May 01, 2019

1. 1495 Airway Circle – Build New Warehouse

Individual is looking to add a new warehouse 3000 square ft - to an existing 2-acre site. The new building is to mirror an existing building and will be used to store air conditioning units. The building will not have restrooms, so there is no need to hook to city sewer system. The board found no issues with setbacks, parking utilities or fire. Next step is submission of Site Plan.

2. 202 Julia St. – Retail & Coffee Bar

Individual is looking to create a retail store featuring locally made products. Also desired is a coffee bar for a “shop and sip experience”. Coffee is to be produced and distributed in an environmentally sound manner. The majority of space will be dedicated retail space. The board will research the need to expand from 4” to 6” sewer hook-ups. There was some confusion over whether the change of use would trigger the requirement. Because the property use is not a restaurant the requirement would not necessarily be triggered. If the new owner thought that they may want to provide food service, they might want to consider the upgrade in the sewer line now. There will be no on-site parking provided (the property lies in the Arts Overlay District) so there is no need to provide handicap parking. There may be some tweaks required to the preliminary floor layout of the building to comply with ADA requirements.

3. 2440 Selleck Ave – 6 Bedroom Assisted Living Center

Individual is looking to create a 6-bedroom, 7- bath, assisted living center from an existing 4-bedroom residence. Rules permit the conversion of residential properties to assisted living facilities without a change of use for the property. 6 bed units and under also do not require signage. The exterior of the building will remain largely unchanged. The building will require modifications for fire code; most notably sprinklers and fire partitions between bedrooms. They may want to add an “in-law” suite for a caretaker (no separate kitchen). As long as the planned addition meets all code for residential zoning, the board saw no issue with this