

Meeting: Commercial Pre-Application

Meeting Date: October 17, 2018

The following items came before the Pre-Application Committee:

1. An inquiry was made about 1711 Martins Dairy Rd. to change a previous site plan. The owner now wants to invest in a \$500,000 structure that will be available to hold wedding venues. A preliminary picture of the building was shown. The front side would look like a barn and the back would have a pavilion. The venue would host between 150-200 people. She was looking for guidance about the overall site plan as she had just signed with a firm to draw it up. It was recommended that she make sure there was handicap parking/ The plans show ADA compliant rest room facilities and a septic system that will accommodate 200+/- people. It was suggested that the owner research water system availability and the possibility of hooking to a sewer system. The Fire Department representative said he would take a ride out to the property to see if there was enough room for his trucks should they have to respond to a call and get back to her. City staff recommended that she meet with the city engineer to review the site plan when it is completed.
2. An inquiry about several parcels east of Pioneer Tr. and south of Turnbull Bay Rd. to change the building density by the owner and builder. The parcel size is 204.76 acres. They would like to have 323 units on that acreage; however, right now the allotment is for only 300 units. Before a change of density can be discussed though, a traffic study would need to be done. There was also a question about where and when to put in the sidewalk. The builder is working with Coastal Woods and Turnbull Bay for water connections but will have to review more with the Utilities Commission about the sewer system as they will need a lift station (location, yet unknown). There was also a question concerning the electrical design for the property. They will need to apply for a PUD and that is a two-step process. The preliminary plan would need to be reviewed before the final plan is submitted. The most important part of this inquiry dealt with the Land Development Regulations (LDR) for they wondered if they might be able to claim the wetlands for the change of density usage. City staff stated they may be able to claim them, but they would have to apply for the change. Since these are significant changes, it will probably take 3-6 months for decisions to be made.
3. An inquiry for change of use was made for 111 N. Causeway. The property had previously been a bank that was built approximately 30 years ago and would have to be updated to today's building standards. The buyer wants to turn it into a liquor store and would need to move walls which would also include some that are load bearing. He is also proposing to keep the drive-thru window that is part of the building, but he will be taking down two of the three drive-thru areas that are already there. There will be no change to water, electricity or sewer. He will only have one rest room that would not be for public use, but it would still have to be ADA compliant. The fire chief will do a walk through to see if a sprinkler system is needed. And finally, city staff said they would need to see a survey of the parking plan and reminded the owner that landscape buffers will need to meet code.
4. An inquiry about 4070 Ingham and S. Old Mission Rd. was made regarding building 72 multi-family, affordable housing units on the site. The developer is seeking federal government credits to help with this. The Utilities Commission representative said they would need more information. The city also needs documentation concerning density, how many acres are to be used for this project, and a new survey.