

# Technical Review Staff Meeting

## June 7, 2019

Attendee list: Jeff Grove, Chief Planner; Kyle Fegley, City engineer; Kenny Ho, Utilities Commission; James Tiffany, Utilities Commission; Brian Fields, Planning and Zoning; Ken Gains, Fire Department

### **PUD-3-19, 4<sup>th</sup> Amendment to Colony Park PUD MDA**

This will be an amendment to the existing MDA to add the proposed car wash (Sporty's) permitted use and the conceptual site plan. The discussion about the site plan was as follows:

- There needs to be a better description of the flow of traffic on the property particularly around drive-thru lanes. A drive-thru cannot involve SR44.
- There were concerns around the 45' wide buffer and how to maintain much of the original vegetation. Trees were a big issue. The Utility Commission was open to letting them use some of the easement particularly in areas where it would allow for preservation of the existing trees. There was also an agreement with the developer to look at using retaining walls in areas to protect the vegetation.
- There needs to be a better description for cross access and easements, so there are no conflicts with the MDA amendment.
- It was recommended not to put too many details in the MDA as the developers would then be locked into the exact plans and change orders would then have to go to the City Commission.
- There was an agreement that the property owner would be responsible for the upkeep of the individual storm water system.

### **SP-7-19, St. Paul's Episcopal Church**

This is the site plan for a 5,744 sq. ft. preschool building on the existing St. Paul's Episcopal Church site. The discussion about the site plan submitted follows:

- There were concerns about the driveway access to Palmetto St. as both city staff and the development engineer thought that this should just be an emergency access only driveway. The Commission, however, felt that it should be a two-way drive. It was decided that they would keep the two-way drive to avoid any issues with the Commission.
- The proposed calculations regarding parking are compliant with current regulations as they can leverage some of the existing church parking.

- Normally the developer would be required to have sidewalks on each of the three sides of the building; however, it was agreed that the requirement was not necessary for the building use proposed. Staff will get back with the developer on what is possible.
- Engineering requires several improvements to the stormwater report.
- It was agreed that the asphalt pavement would have no more than 30 % recycled material.
- There will be no road closure needed to proceed with the project, just a lane closure.
- There needs to be a minimum drainage pipe diameter of 12”.
- The sewer needs to be tied into the sewer main and not the manhole, and the sewer service cannot run under the building.
- There is no three-phase electric power pole on Palmetto, so secondary power would come down the central pole at 8<sup>th</sup> street.
- The building department needs more information on the plans such as building height.
- The preschool building can use the existing fire hydrant.

#### **SP-9-19: Bada Bing Bada Boom Pizza**

This is a site development landscape approval for a 2600 sq. ft. restaurant, parking, and underground retention for a property on the corner of Corbin Park Rd. and SR44.

The discussion about the site plan was as follows:

- There needs to be updated information about the building to include elevations, building height and dimensions, grinder station details, locations of electrical disconnection, exterior finishes of proposed building, and type of construction of proposed building.
- There needs to be a parking lot lighting plan.
- The signage needs to be agreed upon.
- The Utilities Commission needs more detailed information about the proposed utilities.
- There needs to be more detail about the tree plan. There was a request by the city engineers to save an oak tree on the NW corner of the site. The developer does not think the tree can be saved, but they agreed to comply with the current tree replacement ordinance.
- The proposed center island needs trees with a limited root structure. City staff will work with the developers to define what trees would fit that criteria.
- There is a requirement for the developer to provide a pedestrian sidewalk on the south side of the building.

- The 2" force main on Hidden Pines Blvd. should be between the curb and the sidewalk which should be connected upstream of the manhole.
- A flow calculation for the fire hydrant is required.
- There were some major concerns about traffic flow. The entrance and exit to the property will be off Corbin Park Rd. The county prefers to only allow a right-hand turn out of the property but that would have routed traffic through a residential neighborhood. With the new turn lane that will be added to Corbin Park Rd. from the Tractor Supply company, city staff agreed that this constraint should not be there (a disruption to the neighborhood) and a left turn should be allowed.

#### **S-2-19: The Palms Phase 4 (Final Plat)**

The Palms Land Holding company is requesting to remove all townhouse lots and replace them with single family lots. The current approved subdivision drawings consist of 118 townhome units and 64 modern duplex units for a total of 182 units. The proposed change order subdivision drawings consist of 43 single family lots (43 – 60 feet wide) and 64 modern duplex lots for a total of 107 lots. The overall unit count for this phase has been reduced by 75 lots.