

Commercial Pre-Application Meeting
October 2, 2019

The following item came before the Pre-Application Committee:

- 1. 312 Duss St. (C Kids Learning Academy-Pre-School):** The church wants to build an addition to this building (approximately 2,100 sq. ft.) on the north side and move Bethel Academy (K-12) from the church to this location. Plans call for a maximum of 25 students and, in the evening, the building will house adult education classes. Because the Pre-School building had already been upgraded, city staff saw no problems. Since plans are to educate less than 50 students, a sprinkler system is not required. Different types of plans were shown, but no Class 2 Site Plan showing all improvements and phases, so there was not much discussion about the addition. However, the outside was discussed in detail:

- The northside setback will have to meet the R-3 zoning requirements.
- One tree will have to be replaced and the landscaping will have to follow the new requirements regarding the number of trees.
- Building needs to meet LDR buffering requirements.
- Sidewalks along/within the property as well as connecting this property to the Museum will be worked on. The Comprehensive Plan for Duss St. is unknown at this time.
- Vacating an easement will need to go to City Commission.
- Stormwater will need to be in a shallow pond.
- Alley was concerning.
- Fencing will be needed; it is hoped that the CRA will help in this area.
- Parking will depend upon occupancy of school, but no problems were foreseen as long as one spot is ADA compliant. Likely is that parking will be in front of the building. Plus, CRA plans on making the lot on Jefferson Street Public Parking.
- Design standards of building must meet R-3 requirements, and since it is in a flood zone, it must have the proper elevation.

Next steps will include the following:

- Get the elevation certificate to see if the project is viable.
- Contact AT&T and the cable company about the easement that needs vacating.
- Submit a Class 2 Site Plan that will show all improvements, additions, and phases, and meet with the Building Department before submitting to TRS.